Weston Halls and Pendulum Hotel, Manchester

Environmental Statement Contents Page

December 2025

Turley

Volume 1: Primary Report and Supporting Graphics

Chapter 1: Introduction

Figure 1.1: Site Location Plan

Chapter 2: Approach to EIA

Chapter 3: Site Context

Chapter 4: Development Specification

Figure 4.1: Site Wide Proposed Site Phasing Plan

Figure 4.2: Phase A Existing Demolition Plan – Basement Level

Figure 4.3: Phase A Existing Demolition Plan – Level 00

Figure 4.4: Phase A Existing Demolition Plan – Level 01

Figure 4.5: Phase A Existing Demolition Plan – Level 02

Figure 4.6: Phase A Existing Demolition Plan – Level 03

Figure 4.7: Phase A Existing Demolition Plan – Level 04

Figure 4.8: Phase A Existing Demolition Plan – Level 05

Figure 4.9: Phase A Existing Demolition Plan – Roof Level

Figure 4.10: Phase B Existing Demolition Plan – Basement Level

Figure 4.11: Phase B Existing Demolition Plan – Level 00

Figure 4.12: Phase B Existing Demolition Plan – Level 01

Figure 4.13: Phase B Existing Demolition Plan – Level 02

Figure 4.14: Phase B Existing Demolition Plan – Level 03

Figure 4.15: Phase B Existing Demolition Plan – Level 04

Figure 4.16: Phase B Existing Demolition Plan – Level 05

Figure 4.17: Phase B Existing Demolition Plan – Roof Level

Figure 4.18: Site Wide Proposed Site Location Plan

Figure 4.19: Site Wide Proposed Site Plan Basement Level

Figure 4.20: Site Wide Proposed Site Plan Level 00

Figure 4.21: Site Wide Proposed Site Plan Level 01

Figure 4.22: Site Wide Proposed Site Plan Level 02

Figure 4.23: Site Wide Proposed Site Plan Level 03

Figure 4.24: Site Wide Proposed Site Plan Level 04 – 07

Figure 4.25: Site Wide Proposed Site Plan Level 08

Figure 4.26: Site Wide Proposed Site Plan Level 09 – 10

Figure 4.27: Site Wide Proposed Site Plan Level 11

Figure 4.28: Site Wide Proposed Site Plan Level 12 – 16

Figure 4.29: Site Wide Proposed Site Plan Level 17

Figure 4.30: Site Wide Proposed Site Plan Level 18 – 20

Figure 4.31: Site Wide Proposed Site Plan Level 21

Figure 4.32: Site Wide Proposed Site Plan Level 22 – 23

Figure 4.33: Site Wide Proposed Site Plan Level 24

Figure 4.34: Site Wide Proposed Site Plan Level 25 – 30

Figure 4.35: Site Wide Proposed Site Plan Level 31

Figure 4.36: Site Wide Proposed Site Plan Level 32

Figure 4.37: Site Wide Proposed Site Plan Level 33

Figure 4.38: Site Wide Proposed Site Plan Level 34 – 49

Figure 4.39: Site Wide Proposed Site Plan Roof Level

Figure 4.40: Site Wide Proposed Elevation East – Sackville Street

Figure 4.41: Site Wide Proposed Elevation North – Charles Street

Figure 4.42: Site Wide Proposed Elevation South – Drover Lane

Figure 4.43: Site Wide Proposed Elevation West – Princess Street

Figure 4.44: Site Wide Proposed Section AA

Figure 4.45: Site Wide Proposed Section BB

Figure 4.46: Site Wide Proposed Section CC

Figure 4.47: Site Wide Proposed Section DD

Figure 4.48: Site Wide Proposed Section EE

Figure 4.49: General Arrangement Plan

Figure 4.50: General Arrangement Plan Phase – 1

Figure 4.51: General Arrangement Plan Phase – 2

Figure 4.52: Hardwork General Arrangement

Figure 4.53: Softwork General Arrangement

Chapter 5: Consideration of Alternatives

Chapter 6: Socio-economics and Human Health

Figure 6.1: Socio-economics and Human Health Study Area Plan

Chapter 7: Built Heritage

Figure 7.1: Heritage Asset Plan

Chapter 8: Townscape and Visual

Chapter 9: Wind Microclimate

Figure 9.1: Seasonal Wind Roses for Manchester International Airport (30 years of data)

Figure 9.2: Sensitive Wind Receptors for the Proposed Scheme

Figure 9.3: Sensitive Wind Receptors for the Interim Scheme (Phase 1)

Figure 9.4: Windiest season comfort for the Baseline configuration

Figure 9.5: Summer comfort for the Baseline configuration

Figure 9.6: Strong Winds for the Baseline configuration

Figure 9.7: Windiest season comfort for the Baseline + Interim Scheme (Phase 1)

Figure 9.8: Summer comfort for the Baseline + Interim Scheme (Phase 1)

Figure 9.9: Strong Winds for the Baseline + Interim Scheme (Phase 1)

Figure 9.10: Windiest season comfort for the Baseline + Proposed Scheme

Figure 9.11: Summer comfort for the Baseline + Proposed Scheme

Figure 9.12: Strong Winds for the Baseline + Proposed Scheme

Figure 9.13: Windiest season comfort for the Baseline + Proposed Scheme + 'Cumulative Projects'

Figure 9.14: Summer comfort for the Baseline + Proposed Scheme + 'Cumulative Projects'

Figure 9.15: Strong Winds for the Baseline + Proposed Scheme + 'Cumulative Projects'

Chapter 10: Daylight, Sunlight and Overshadowing

Figure 10.1: BRE Decision Chart

Chapter 11: Solar Glare

Figure 11.1: Road and Railways Viewpoints

Chapter 12: Climate Change

Chapter 13: Air Quality – to be provided

Chapter 14: Noise and Vibration – to be provided

Chapter 15: Assessment of Cumulative Effects

Figure 15.1: Cumulative Project Plan

Chapter 16: Summary

Volume 2: Technical Appendices to the Primary Report

Appendix 1.1: Information required to be included within an ES

Appendix 1.2: Statement of Technical Competence

Appendix 2.1: EIA Scoping Report

Appendix 2.2: EIA Scoping Opinion

Appendix 7.1: Heritage Assessment

Appendix 8.1: Townscape and Visual Impact Assessment

Appendix 9.1: Wind Microclimate Legislation and Guidance

Appendix 9.2: Detailed Wind Microclimate Methodology

Appendix 10.1: Drawings of Assessment Scenarios

Appendix 10.2: Daylight and Sunlight Assessment Results

Appendix 11.1: Solar Glare Methodology

Appendix 11.2: Solar Glare Assessment

Appendix 15.1: Cumulative Wind Scenario Results

Volume 3: Environmental Management Plan

Volume 4: Non-Technical Summary

1. Introduction

Overview

1.1 This Environmental Statement (ES) is part of a suite of documents that supports the detailed planning application (hereafter referred to as the 'Application') submitted by iQ Student Accommodation (hereafter referred to as the 'Applicant') to Manchester City Council (MCC) for a Purpose Built Student Accommodation (PBSA) development (hereafter referred to as the 'Proposed Development'). The Proposed Development is for 2,511 PBSA units (Use Class Sui Generis) and other supporting amenity uses.

1.2 The Proposed Development will be delivered at the site of the existing Weston Halls[a] and Pendulum Hotel[b], which is bound by Charles Street to the north, Sackville Street to the east, Drover Lane, and Faraday Tower and George Begg Building (both buildings associated with The University of Manchester) to the south, and a hotel and a ground-level parking lot to the west. The EIA Boundary, hereafter referred to as the 'Site', is defined on **Figure 1.1**. Further details of the Site are provided in **Chapter 3: Site Context**.

1.3 Turley were commissioned by the Applicant to undertake the EIA and prepare this ES, with support from a competent project team (as set out in **Table 1.1**). The ES reports the outputs of the EIA process undertaken in accordance with The Town and Country Planning (EIA) Regulations 2017 (as amended)[1] (the 'EIA Regulations').

1.4 The ES, alongside a series of other application documents and plans, has been submitted to MCC and is available on MCC's website for viewing and downloading at the following link:

https://pa.manchester.gov.uk/online-applications/

1.5 Members of the public may comment via MCC through the MCC planning portal website or in writing to the following address.

Manchester City Council

Planning
Growth and Development
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Email: planning@manchester.gov.uk
Tel: 0161 234 4516

[a] An existing, operational student accommodation development on-Site (528 beds).
[b] An existing hotel with 118 rooms and a conference centre.

Definition and Aims of EIA

1.6 EIA is defined by Regulation 4, Paragraph 1 of the EIA Regulations as "*a process consisting of—*

(a) the preparation of an environmental statement;

(b) any consultation, publication and notification required by, or by virtue of, these Regulations or any other enactment in respect of EIA development; and

(c) the steps required under regulation 26" (consideration of whether planning permission or subsequent consent should be granted).

1.7 Under Regulation 4, Paragraph 2 of the EIA Regulations, an EIA must "*identify, describe and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the proposed development on the following factors—*

(a) population and human health;

(b) biodiversity, with particular attention to species and habitats protected under any law that implemented Directive 92/43/EEC[2] and Directive 2009/147/EC[3];

(c) land, soil, water, air and climate;

(d) material assets, cultural heritage and the landscape; and

(e) the interaction between the factors referred to in sub-paragraphs (a) to (d)".

1.8 The aim of EIA, as defined by online national Planning Practice Guidance (PPG)[4] is:

"*to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision-making process. The regulations set out a procedure for identifying those projects which should be subject to an Environmental Impact Assessment, and for assessing, consulting and coming to be a decision on those projects which are likely to have a significant environmental effect.*

The aim of EIA is also to ensure that the public are given early and effective opportunities to participate in the decision making procedures".

1.9 The EIA Regulations do not require an ES to assess compliance with planning policy or guidance with respect to the Proposed Development. A **Planning Statement** has been prepared and submitted with the Application that examines the merits of the Proposed Development against relevant national and local planning policy. However, where planning policy has informed assessments within the ES (i.e. the level of effect or assessment methodology) this has been clearly referenced.

Legal Framework for the EIA

Overview of the EIA Process

1.10 The EIA Regulations require that prior to consent being granted, for certain types of development, an EIA must be undertaken. The EIA Regulations set out the types of development which must always be subject to an EIA (referred to as Schedule 1 development) and other development which may require an EIA, if they are likely to give rise to significant environmental effects (referred to as Schedule 2 developments). The EIA process for the Proposed Development is summarised below.

Stage 1: EIA Screening

1.11 The Proposed Development does not fall within the description of any projects listed within Schedule 1 of the EIA Regulations. However, the Proposed Development falls within the remit of the EIA Regulations as it meets the threshold/criteria within Schedule 2 10(b) (Urban development projects), as it includes more than 150 dwellings. The threshold/criteria do not determine the requirement for EIA but requires a subsequent stage to determine "*whether the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location*" (as noted under Regulation 2 of the EIA Regulations). Given the characteristics of the Proposed Development and receiving environment (the Site), a number of potentially significant effects were identified and therefore an EIA has been undertaken.

Stage 2: EIA Scoping

1.12 In accordance with Regulation 15, Paragraph 1 of the EIA Regulations, a formal request for an EIA Scoping Opinion supported by an EIA Scoping Report (**Appendix 2.1**) was submitted to MCC on 30th September 2025.

1.13 An EIA Scoping Opinion (**Appendix 2.2**) was received from MCC on 18th November 2025. An agreed scope of assessment for individual technical topics is set out within **Technical Chapters 6 – 14**, respectively.

1.14 Further details of the Scoping process are provided within **Chapter 2: Approach to EIA**.

Environmental Statement (ES)

1.15 The findings of the EIA are presented in this ES which has been prepared in accordance with Regulation 18, Paragraphs 3 – 5 and Schedule 4 of the EIA Regulations, as well as PPG. An overview of the EIA procedure and methodology adopted throughout the ES is provided in **Chapter 2: Approach to EIA**. The specific methodology adopted for each technical topic is detailed within the respective **Technical Chapters 6 – 14.**

1.16 The ES is provided in four volumes:

- **Volume 1: Primary Report and Supporting Graphics –** providing the main text of the ES, which is divided into Chapters. Each environmental topic scoped in for assessment is detailed within the respective **Technical Chapters 6 – 14.**

- **Volume 2: Technical Appendices to the Primary Report –** encompasses a range of technical reports which have informed the technical assessments presented in **Volume 1**.

- **Volume 3: Environmental Management Plan –** provides a schedule of primary and tertiary mitigation considered an integral part of the Proposed Development and secondary mitigation identified through further assessment and reported within **Volume 1**. This acts as the checklist for all mitigation which is required to be implemented as part of the approved plans and planning conditions / obligations.

- **Volume 4: Non-Technical Summary –** provides a summary of the ES in a non-technical language to aid communication and understanding of the Proposed Development and the EIA process undertaken.

1.17 The full suite of documents within **Volume 1: Primary Report and Supporting Graphics** and **Volume 2: Technical Appendices to the Primary Report** have been listed in the respective **Contents Page**.

1.18 **Appendix 1.1** provides a breakdown on the information required to be included within an ES as defined by Regulation 18, Paragraph 3 – 4 and Schedule 4 of the EIA Regulations, and where the respective information is located within this ES.

Project Team and Competent Expertise

1.19 Regulation 18, Paragraph 5(a) of the EIA Regulations requires the ES to be prepared by competent experts.

1.20 Turley have been responsible for the coordination, compilation and procedural review of the ES. The Institute of Sustainability and Environmental Professionals (ISEP) (previously, Institute of Environmental Management & Assessment (IEMA)) has awarded Turley the EIA Quality Mark is recognition of our technical quality and commitment to improvement in practice.

1.21 All technical assessment has been undertaken by a suitably qualified project team (**Table 1.1**), inclusive of a thorough technical review to assure technical credibility, followed by a subsequent procedural review by the EIA coordination team and EIA Project Director.

1.22 A statement outlining the relevant expertise/qualification of the project team is provided as **Appendix 1.2**.

Table 1.1: Project team and their roles

Team Member	Role
iQ Student Accommodation	Applicant
SimpsonHaugh	Architect
Cumming Group	Project Manager
Turley	Planning and EIA consultants Technical consultant for socio-economics and human health, built heritage, townscape and visual, and climate change

Team Member	Role
GIA	Technical consultant for wind microclimate, daylight and sunlight, and solar glare
Apex Acoustics	Technical consultant for air quality and noise and vibration

Application Documents and Plans

1.23 The ES is one of the documents submitted alongside the Application for the Proposed Development. For a full list of documents and plans and their planning status (i.e. for approval or supporting information), please refer to the **Planning Statement**.

1.24 A number of other documents and plans have been submitted for the Application that provide a greater level of detail on how the Proposed Development is likely to come forward, or how the Proposed Development complies with policy, or provide assessments for environmental topics for which no likely significant effects are considered to arise. Where information from these documents has informed the description of the Proposed Development upon which the ES is based, this is clearly stated within **Chapter 4: Development Specification**. However, they do not inform the assessment of likely significant effects and are not connected to the ES. These documents, each of which has been prepared by a technical expert, are submitted as standalone Application documents.

References

[1] The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, SI 2017/517, as amended by The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018, SI 2018/695.
[2] OJ No. L 206, 22.7.1992, p. 7.
[3] OJ No. L 20, 26.1.2010, p. 7.
[4] Ministry of Housing, Communities and Local Government [Online Tool]. Planning Practice Guidance Environmental Impact Assessment. Available at: https://www.gov.uk/guidance/environmental-impact-assessment.

2. Approach to EIA

Introduction

2.1 This Chapter sets out the approach and methodology that has been undertaken to complete the assessment of the likely significant environmental effects of the Proposed Development (as described in **Chapter 4: Development Specification** and supporting plans).

2.2 This Chapter sets out the following:

- Adoption and application of best practice within the EIA process;
- Consultation, including a summary of the EIA Scoping process and stakeholder engagement;
- The scope of the ES including the technical topics scoped in and out of the ES; and
- Approach to the assessment of likely significant effects, specifically covering: consideration of the full extent of the development and the baseline environment; consideration of future baseline and receptors; identification of sensitive receptors; information to inform the assessment in the ES (development specification and detailed plans); quantum of development; massing and location; assessment scenarios; implementation of mitigation and monitoring; determining the level of effect and significance; limitations and assumptions; and EIA requirements at later stages.

Adoption of Best Practice

2.3 As confirmed within **Chapter 1: Introduction**, this ES meets the requirements set out in Regulation 18, Paragraphs 3 – 4 and Schedule 4 of the EIA Regulations[1].

2.4 In addition, the EIA (and therefore the ES) has been undertaken with due consideration of the following guidance documents:

- Ministry of Housing, Communities and Local Government, National Planning Practice Guidance (PPG) [Online][2]; and
- The Institute of Sustainability and Environmental Professionals (ISEP), Impact Assessment Guidelines: Implementing the Mitigation Hierarchy from Concept to Construction[3].

Consultation

2.5 The following sections of this Chapter set out the consultation and engagement process that has been undertaken with stakeholders, consultees and the public, including through the EIA Scoping process that has been undertaken for the Proposed Development.

EIA Scoping

2.6 A request for an EIA Scoping Opinion, together with an EIA Scoping Report (**Appendix 2.1**), prepared in line with Regulation 15, of the EIA Regulations was submitted to MCC on 30th

September 2025. In response, MCC provided an EIA Scoping Opinion on 18th November 2025 (**Appendix 2.2**), supported by technical responses from consultees (both statutory and non-statutory) and other interested parties.

2.7 **Table 2.1** summarises the comments received in relation to the scope of the EIA and how these have been addressed within the ES. A number of other comments were raised on the wider Application documents in relation to topics scoped out of the EIA. These have been addressed within the relevant Application documents (see the Cover Letter and Planning Statement for details of the Applications documents submitted). Full details of all comments received can be found in **Appendix 2.2**.

2.8 The scope of Cumulative Projects for cumulative assessment was also confirmed through the Scoping process. The final list of Cumulative Projects can be found in **Chapter 15: Assessment of Cumulative Effects**.

2.9 Whilst the EIA Scoping Report sought to establish the overall framework for the ES in relation to the environmental topics and likely significant effects, the Proposed Development and the strategies that underpin it have been refined or informed by further technical studies, modelling and analysis works and engagement with consultees. As a result, whilst the ES is based on the EIA Scoping Opinion, where the scope of the assessment proposed within the EIA Scoping Report has been altered or amended, this has been clearly identified within the Scope of Assessment section of **Technical Chapters 6 – 14**.

2.10 This is considered to be in accordance with paragraph 038 of PPG which states that: "*…where it becomes evident during the assessment process…that a particular environmental factor is absent or unlikely to be significantly affected by a proposed development, there should be no need for further assessment of that factor even if it was identified in the scoping process…"*

Table 2.1: Summary of EIA Scoping Opinion Comments

Consultee	Summary of Comments	How / where the comment is addressed
MCC (Environmental Health)	*"Air Quality should be scoped into the EIA. This is a major development and there is likely to be significant environmental impacts which would arise from the construction phase which should be considered by the EIA."*	The relevant air quality effects during the construction stage have been scoped into the ES and reported in **Chapter 13: Air Quality**.
	"Noise and Vibration should be scoped into the EIA. This is a major development and there is likely to be significant environmental impacts which would arise from the construction phase which should be considered by the EIA."	The relevant construction stage noise and vibration effects have now been scoped into the ES and reported in **Chapter 14: Noise and Vibration**.
Historic England	*'We have reviewed the EIA Scoping Report (Turley, Sept. 2025) and associated plans and agree with the proposed scope of assessment that has been set out. Our only comment is that we would like to see an additional viewpoint included - at the entrance to Oxford Road Station at the top of the slope in order to assess the view towards the site with the Former Refuge Assurance Company Offices (grade II* listed building) in the foreground.'*	Table 4.2 within **Appendix 8.1** lists the viewpoint locations agreed with MCC and Historic England and includes the requested viewpoint at the approach to Manchester Oxford Road Station.

Stakeholder and Public Engagement

2.11 The Project Team have undertaken technical consultation with relevant consultees to inform the scope, assessment methodology/approach and in some instances the outputs of baseline studies/surveys. The specifics of technical consultation are reported within **Technical Chapters 6 – 14**.

2.12 In addition, consultation with the public was undertaken throughout the design development and included meetings with ward members; delivery of leaflets to addresses and local businesses; hosting a dedicated project website; a live public webinar during which members of the project team presented the proposal; paid-for and targeted social media adverts; and a written press release. The environmental related comments raised and where these are considered within the ES are summarised in **Table 2.2**.

Table 2.2: Summary of Environment Related Public Feedback

Topic	General Comment	Relevant Technical Chapter
Daylight and Sunlight	Comments were received expressing concern that the height and scale of the buildings will block sunlight and daylight for the residents of Granby Row/ Granby Village.	**Chapter 10: Daylight and Sunlight** consider the daylight and sunlight effects on neighbouring properties (including at Granby House). These effects are not significant.
Overshadowing	Comments were received from residents of Granby Village that the buildings would overshadow the shared courtyard space within the building.	Overshadowing effects to surrounding areas were not considered to be significant as the nearby outdoor amenity spaces were noted to be sufficiently distanced (**Appendix 2.1**). This was agreed with MCC through their EIA Scoping Opinion (**Appendix 2.2**).
Sensitivity to local conservation areas	Some felt that the proposals are not sensitive to the Whitworth Street Conservation Area with reference to potential overshadowing.	The impacts on the Whitworth Street Conservation Area have been assessed in **Chapter 7: Built Heritage.** These effects are not significant.
Design	Some felt that the design of the buildings is uninspiring and represents a lazy approach to PBSA development.	**Chapter 4: Development Specification** and the associated detailed plans set out the design of the Proposed Development. In terms of the design of the Proposed Development, this has been developed carefully considering the character of the surrounding area and context. This is assessed in **Chapter 7: Built Heritage** and **Chapter 8: Townscape and Visual**.

Topic	General Comment	Relevant Technical Chapter
Road traffic strain	Suggestions that the development will contribute to the already intolerable traffic on the roads.	Transport-related effects at both the construction and operational stage were considered to be not significant (**Appendix 2.1**). This was agreed with MCC through their EIA Scoping Opinion (**Appendix 2.2**).
Strain on GPs and other community services	Queries about how GPs and other local services will be expected to absorb the additional numbers of users.	Socio-economic and human health effects related to the access to primary healthcare facilities were not considered to be significant (**Appendix 2.1**). This was agreed with MCC through their EIA Scoping Opinion (**Appendix 2.2**).
Construction noise	The construction noise associated with a project of this scale would be to the detriment of the quality of life of existing residents.	The effects of construction noise have been assessed in **Chapter 14: Noise and Vibration.**

The Scope of the EIA

Updates since EIA Scoping

2.13 Following submission of the EIA Scoping Report (**Appendix 2.1**), amendments to the Site boundary arose. The key change is the inclusion of small areas of land within the Site boundary on Charles Street and Sackville Street to allow for loading bays. This minor change has been considered by the project team and does not result in any changes to the scope set out within the EIA Scoping Report (**Appendix 2.1**).

Technical Topics 'Scoped In'

2.14 Following the EIA Scoping exercise, the following technical topics and their associated likely significant environmental effects have been taken forward and assessed within the ES:

- Socio-economics and Human Health (**Chapter 6**);
- Built Heritage (**Chapter 7**);
- Townscape and Visual (**Chapter 8**);
- Wind Microclimate (**Chapter 9**);
- Daylight and Sunlight, (**Chapter 10**);
- Solar Glare (**Chapter 11**);
- Climate Change (**Chapter 12**);
- Air Quality (**Chapter 13**); and
- Noise and Vibration (**Chapter 14**)

2.15 The likely significant environmental effects considered within each technical topic are detailed within the relevant **Technical Chapters 6 – 14**.

Technical Topics 'Scoped Out' of the ES

2.16 As part of the EIA process, there are several technical topics and their associated environmental effects which are not considered to be significant and therefore 'scoped out' of the EIA. These are as follows:

- Archaeology;
- Transport;
- Water Environment;
- Ground Conditions and Contamination;
- Biodiversity;
- Lighting;
- Major Accidents and/or Disasters; and
- Waste.

2.17 The evidence base to support 'scoping out' these technical topics is presented in the EIA Scoping Report (**Appendix 2.1**) and has been agreed as part of the EIA Scoping Opinion (**Appendix 2.2**). No further evidence is provided in the ES for scoping out these topics. Where mitigation informed the evidence base to 'scope out' the above topics, this has been captured within **Chapter 4: Development Specification** and/or **Volume 3: Environmental Management Plan.**

Approach to Assessment

2.18 This section outlines the approach to the assessment of likely significant environment effects adopted, as reported within this ES.

2.19 The exact methodology for the assessment of likely significant effects of the Proposed Development during the construction and operational stages is varied across each of the technical topics considered within the EIA, largely due to technical specific guidance and best practice. Therefore, each of the **Technical Chapters 6 – 14** specifically sets out the relevant technical assessment methodologies.

2.20 However, there are several aspects to the approach which require consistency across the ES. Where necessary, this is discussed below with the aim to identify any nuances and how these have been accommodated with the approach.

The Full Extent of Development and Consideration of the Baseline Environment

2.21 The boundary upon which baseline data has been collected (i.e. study areas) varies between the technical topics and therefore these are reported specifically within **Technical Chapters 6 – 14**. However, all study areas include the Site, as defined in the Site Location Plan shown on **Figure 1.1**. Further details on the Site and full extent of development are set out in **Chapter 4: Development Specification**.

2.22 Schedule 4, Paragraph 3 of the EIA Regulations, states that an ES should include:

"a description of the relevant aspects of the current state of the environment (baseline scenario)".

2.23 Likely significant effects as a result of the Proposed Development have been described in the ES in relation to the deviation from the baseline environment within the Site and / or relevant technical study areas.

2.24 The baseline environment comprises the prevailing existing environmental characteristics and conditions of the Site and relevant technical study areas. The establishment of this baseline is based upon, where relevant and necessary:

- Site visits and surveys;
- Desk-based studies;
- Review of existing site-specific information or public literature;
- Modelling;
- Review of relevant national and local planning policies; and
- Consultation with the relevant statutory consultees through the EIA process.

2.25 The baseline conditions for the purpose of the ES may vary dependent on the timing of the survey or the date when data sources have been accessed. All baseline conditions within **Technical Chapters 6 – 14** are based on data accessed or surveys conducted in 2025, or the most recently available third-party data.

2.26 This was confirmed as part of the EIA Scoping Report (**Appendix 2.1**).

2.27 Throughout the EIA, the origin of all third-party data, the dates of surveys and the dates when data sources have been accessed are clearly outlined within the relevant **Technical Chapters 6 – 14**, alongside any limitations or assumptions.

Consideration of the Future Baseline and Receptors

2.28 Schedule 4, Paragraph 3 of the EIA Regulations states that an ES should include:

"…an outline of the likely evolution thereof (without implementation of the development) as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of availability of environmental information and scientific knowledge"

2.29 As required by the EIA Regulations, the ES reports the future baseline scenario within each of the **Technical Chapters 6 – 14** and under a 'do nothing' scenario, which is further discussed in **Chapter 5: Consideration of Alternatives**. These discussions consider potential changes to the Site and study area assuming no further development and the continuation of the existing management regime.

2.30 As set out under 'Approach to the Assessment Against a Consistent Baseline', the assessments presented in the ES are largely based on the deviation from the existing baseline scenario (as future baseline conditions are presented for information purposes

only). The 'Assessment Scenarios' section below specifies instances where there is a deviation from this approach.

2.31 Consideration has been given to future sensitive receptors of the Proposed Development (i.e. future residents) within a number of the Technical Chapters or supporting appendices, where applicable. Although the consideration of such receptors is not specifically required by the EIA Regulations, these receptors have been considered to provide certainty to MCC that the Proposed Development is unlikely to create future issues when operational.

Identification of Sensitive Receptors

2.32 Schedule 4, Paragraph 4 of the EIA Regulations states that an ES should include:

"*a description of the factors specified in Regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora); land (for example land-take), soil, (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaption), material assets, cultural heritage, including architectural and archaeological aspects, and landscape*"

2.33 Consistent with the EIA Regulations, the identification of the aspects of the environment likely to be significantly affected by the Proposed Development has been identified and set out within the 'Sensitive Receptors' section of each **Technical Chapters 6 – 14**. These are summarised in **Table 3.1** in **Chapter 3: Site Context**.

Information to Inform the Assessment in the ES

2.34 As indicated in **Chapter 1: Introduction**, the Application is detailed in nature.

2.35 The ES is required to provide sufficient information about the Proposed Development to meet the requirements of the EIA Regulations and to ensure that MCC can reasonably be satisfied that they have sufficient information of the likely significant environmental effects of the Proposed Development.

2.36 The assessments undertaken as part of the EIA and reported in this ES are based on **Chapter 4: Development Specification**, which includes the Detailed Plans. This contains all information required to inform the EIA in a single location.

Quantum of Development

2.37 The quantum of development is set out in detail in **Chapter 4: Development Specification**. This has informed the assessment for the following topics:

- **Chapter 6: Socio-economics and Human Health**; and
- **Chapter 12: Climate Change**.

Massing and Location

2.38 The scale and location of development as defined on the Detailed Plans and described in **Chapter 4: Development Specification** are the key parameters used to assess likely significant environmental effects for the following topics:

- **Chapter 7: Built Heritage**;

- **Chapter 8: Townscape and Visual**;
- **Chapter 9: Wind**;
- **Chapter 10: Daylight and Sunlight**;
- **Chapter 11: Solar Glare**;
- **Chapter 13: Air Quality**; and
- **Chapter 14: Noise and Vibration**.

Assessment Scenarios

2.39 In accordance with the EIA Regulations, the EIA has assessed the likely effects arising from the Proposed Development, taking account of demolition, site preparation / enabling works, earthworks, remedial works and construction (collectively referred to as 'construction') and operational stages.

2.40 The following key scenarios have been assessed where relevant to each environmental topic (and likely significant effects):

- Peak construction – this varies across environmental topics and has not been attributed to a specific year, rather it is determined at what point the worst-case effect could occur for each topic; and
- Operation – this considers environmental effects associated with the full operation of the Proposed Development, once completed.

2.41 All scenarios have been considered against the existing baseline conditions as defined above (see 'Approach to the Assessment Against a Consistent Baseline').

Implementation of Mitigation and Monitoring

2.42 Schedule 4, Paragraph 7 of the EIA Regulations states that an ES should include:

"a description of the measures to avoid, prevent, reduce, or if possible offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover construction and operational phases."

2.43 Regulation 26 states that when determining an application consideration should be given to '*whether it is appropriate to impose monitoring measures*' including the parameters to be monitored and the duration of the monitoring.

2.44 In accordance with ISEP Guidance and the EIA Scoping Report (**Appendix 2.1**), three types of mitigation have been identified and used within the ES, comprising;

- **Primary:** modifications to the location or design of the Proposed Development made during the pre-application stage that are an inherent part of the project;

- **Secondary:** actions that will require further activity in order to achieve the anticipated outcome. These would be included within the ES following the assessment of effect, under the 'Secondary Mitigation or Enhancement' section, before the reporting of the 'residual' effects. It is anticipated that such measures would be secured by condition or planning obligation; and

- **Tertiary:** actions that would occur with or without input from the EIA feeding into the design process. These include actions that will be undertaken to meet other existing legislative requirements, or actions that are considered to be standard practices used to manage commonly occurring environmental effects. There needs to be confidence that these will be implemented, and they need to be specific with a clear timescale for implementation and responsibility.

2.45 Primary and tertiary mitigation measures are considered as part of the Proposed Development and are set out in **Chapter 4: Development Specification**.

2.46 **Technical Chapters 6 – 14** have considered relevant primary and tertiary mitigation for both the construction and operational stages (where relevant) prior to undertaking their assessment of likely significant effects. Following the conclusion of effects based on the Proposed Development (inclusive of primary and tertiary mitigation) any further mitigation measures or monitoring arrangements have been identified (i.e. secondary mitigation).

2.47 The application of secondary and tertiary mitigation is only considered appropriate if there is a high level of confidence in the mechanism for implementation (by the Applicant or third party).

2.48 The primary, tertiary and secondary mitigation measures identified through the EIA process (including mitigation set out in the EIA Scoping Report (**Appendix 2.1**) and **Technical Chapters 6 – 14**) are set out in **Volume 3: Environmental Management Plan**.

Determining Level of Effect and Significance

2.49 A four-step approach has been adopted to define effects. The four steps comprise the following, which are discussed further below:

- Step 1: Define environmental sensitivity;

- Step 2: Define magnitude of change;

- Step 3: Define level of effect; and

- Step 4: Conclude on significance.

2.50 The method for assessing the level of effect has varied between technical topics but in principle has been based on:

- The environmental sensitivity (or value / importance etc., as appropriate to the environmental topic) of a receptor or receiving environment to change, including aspects such as adaptability, tolerance or recoverability; and

- The magnitude of change (or impact) from the baseline conditions, including aspects such as probability / likelihood of occurrence, geographical extent, complexity, duration, frequency and reversibility (i.e. temporary and permanent).

2.51 Sensitivity (or value/importance etc.) has been assessed on a scale of high, medium, low and negligible and magnitude of change on a scale of large, medium, small and negligible.

2.52 Other factors such as feedback from stakeholders, relevant legislation, international / national / regional / local standards and guidance and the inter-relationship between effects (both cumulatively and in terms of potential effect interactions) have also been considered, where appropriate.

2.53 The assignment of the level of effect has been based on professional judgement and the matrix below (**Table 2.3**) is intended to be a tool to assist with the process. Whilst the matrix provides ranges, this is to guide the competent expert and a definitive assessment of level of effect has been provided for each effect.

Table 2.3: Matrix to support determining the level of effect

		Sensitivity (or value / importance)			
		High	Medium	Low	Negligible
Magnitude of Change	Large	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

2.54 The level of effects has been classified on a scale of major, moderate, minor, or negligible, with each effect being either adverse or beneficial[a]. **Technical Chapters 6 – 14** provide clear definitions for each level of effect, based on technical guidance or professional judgment.

2.55 For some specific environmental topics, guidance on the nature of the effect requires that differing criteria or scales for determining level of effect are to be used. Where this is the case, this is set out in **Technical Chapters 6 – 14**. However, there has been consistency of terminology and conclusions to tie in with the above matrix. This ensures that the conclusions of the different effects can be compared during the decision-making process and robustly considered within the cumulative effects assessment (see **Chapter 15: Assessment of Cumulative Effects**).

2.56 A conclusion has then been provided as to whether the effect is 'Significant' or 'Not Significant' based on professional judgement. As such, significance has only been concluded for residual effects (i.e. following the application of 'Secondary Mitigation or Enhancement' measures).

[a] **Chapter 8: Townscape and Visual** also includes the 'neutral' category, to align with guidance.

2.57 Effects have also been described in line with the requirements of the EIA Regulations (i.e. as direct or indirect, short / medium / long-term and temporary or permanent).

2.58 **Technical Chapters 6 – 14** provide a summary of effects table, which outlines the effects assessed, associated sensitive receptors, residual effects and whether the effect is 'Significant' or 'Not Significant'.

2.59 Cumulative effects have been considered as a single co-ordinated assessment (**Chapter 15: Assessment of Cumulative Effects**).

Limitations and Assumptions

2.60 Schedule 4, Paragraph 6 of the EIA Regulations state that an ES should include:

"...details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the require information and the main uncertainties involved"

2.61 Where **Technical Chapters 6 – 14** experience limitations or are based on assumptions these have been clearly identified within the relevant chapter.

EIA Requirements at Later Stages

2.62 The ES has identified and assessed likely significant effects based on the information outlined above. This has ensured that all likely significant effects have been assessed and will inform the determination of the planning application, in accordance with PPG.

2.63 Should there be a change to the information outlined above or quantum and details, there may be a requirement to Screen any subsequent application to determine any likely significant effects on the environment not previously identified. Any EIA Screening Report and associated assessments will then be undertaken as required, at that stage.

2.64 Should a Section 73 application be required, this would be considered in the same way as a new planning application and it is likely that an EIA Scoping Report would be required to 'scope' the likely significant effects of the proposed change which would enable an 'ES Supplement' to be submitted alongside this ES. The approach will be guided by the time between the preparation of this ES and any Section 73 application.

References

[1] Her Majesty's Stationery Office (2017) The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 SI 2017/517 (as amended by the Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018, SI 2018/695). Available at http://www.legislation.gov.uk/uksi/2017/571/contents and https://www.legislation.gov.uk/uksi/2018/695/contents/made [Accessed: 24/10/2025].

[2] Planning Practice Guidance (PPG) – Guidance: Environmental Impact Assessment, Paragraph: 002 Reference ID: 4-002-20140306. Available at: https://www.gov.uk/guidance/environmental-impact-assessment [Accessed: 24/10/2025].

[3] ISEP (2024). Institute of Environmental Management and Assessment (IEMA) Impact Assessment Guidelines: Implementing the Mitigation Hierarchy from Concept to Construction. Available at: https://www.iema.net/media/oone2qce/iema-mitigation-in-eia-guidance-final.pdf [Accessed: 24/10/2025].

3. Site Context

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

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

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

Location and Setting

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

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

3.6 The wider surrounding area comprises:

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

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

Identification of Sensitive Receptors

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

Table 3.1: Sensitive Receptors Identified for Assessment in this ES

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

Chapter	Sensitive Receptors Identified for Assessment in this ES	Schedule 4 'factor'
Chapter 9: Wind Microclimate	Thoroughfares, entrances, waiting areas and recreational spaces within and around the Site	Population and Human Health
Chapter 10: Daylight and Sunlight	Montana House Princess House Granby House Orient House Salisbury House	Population and Human Health
Chapter 11: Solar Glare	Princess St (Northbound) junction with Charles St Princess St (Southbound) junction with Whitworth St Sackville St (Northbound) merging of two lanes Sackville St (Southbound) junction with Whitworth St Charles St (Eastbound) junction with Princess St Hulme St (Eastbound) junction with Oxford Rd Brook St (Northbound) junction with Sackville St Railway line from Oxford Rd station to Piccadilly station (Eastbound) Railway line from Piccadilly station to Oxford Rd station (Westbound)	Population and Human Health
Chapter 12: Climate Change	Global Climatic System	Climate
Chapter 13: Air Quality	TBC	Population and Human Health
Chapter 14: Noise and Vibration	TBC	Population and Human Health

4. Development Specification

Introduction

4.1 This Chapter provides a description of the Proposed Development, including a description of how the Proposed Development would be constructed and its timescales. This description, together with the supporting detailed plans within the ES, form the basis for the technical assessments presented in **Technical Chapters 6 – 14**.

4.2 The Proposed Development is described as:

"*Phased development comprising:*

(a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and

(b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works."

4.3 All temporary and permanent works will take place within the Site boundary, as shown on **Figure 1.1: Location Plan**. The description of the completed project should be read in conjunction with the supporting Detailed Plans, as follows:

- **Figure 4.1: Site Wide Proposed Site Phasing Plan;**
- **Figure 4.2: Phase A Existing Demolition Plan – Basement Level;**
- **Figure 4.3: Phase A Existing Demolition Plan – Level 00;**
- **Figure 4.4: Phase A Existing Demolition Plan – Level 01;**
- **Figure 4.5: Phase A Existing Demolition Plan – Level 02;**
- **Figure 4.6: Phase A Existing Demolition Plan – Level 03;**
- **Figure 4.7: Phase A Existing Demolition Plan – Level 04;**
- **Figure 4.8: Phase A Existing Demolition Plan – Level 05;**
- **Figure 4.9: Phase A Existing Demolition Plan – Roof Level;**
- **Figure 4.10: Phase B Existing Demolition Plan – Basement Level;**
- **Figure 4.11: Phase B Existing Demolition Plan – Level 00;**

- **Figure 4.12: Phase B Existing Demolition Plan – Level 01;**
- **Figure 4.13: Phase B Existing Demolition Plan – Level 02;**
- **Figure 4.14: Phase B Existing Demolition Plan – Level 03;**
- **Figure 4.15: Phase B Existing Demolition Plan – Level 04;**
- **Figure 4.16: Phase B Existing Demolition Plan – Level 05;**
- **Figure 4.17: Phase B Existing Demolition Plan – Roof Level;**
- **Figure 4.18: Site Wide Proposed Site Location Plan;**
- **Figure 4.19: Site Wide Proposed Site Plan Basement Level;**
- **Figure 4.20: Site Wide Proposed Site Plan Level 00;**
- **Figure 4.21: Site Wide Proposed Site Plan Level 01;**
- **Figure 4.22: Site Wide Proposed Site Plan Level 02;**
- **Figure 4.23: Site Wide Proposed Site Plan Level 03;**
- **Figure 4.24: Site Wide Proposed Site Plan Level 04 – 07;**
- **Figure 4.25: Site Wide Proposed Site Plan Level 08;**
- **Figure 4.26: Site Wide Proposed Site Plan Level 09 – 10;**
- **Figure 4.27: Site Wide Proposed Site Plan Level 11;**
- **Figure 4.28: Site Wide Proposed Site Plan Level 12 – 16;**
- **Figure 4.29: Site Wide Proposed Site Plan Level 17;**
- **Figure 4.30: Site Wide Proposed Site Plan Level 18 – 20;**
- **Figure 4.31: Site Wide Proposed Site Plan Level 21;**
- **Figure 4.32: Site Wide Proposed Site Plan Level 22 – 23;**
- **Figure 4.33: Site Wide Proposed Site Plan Level 24;**
- **Figure 4.34: Site Wide Proposed Site Plan Level 25 – 30;**
- **Figure 4.35: Site Wide Proposed Site Plan Level 31;**
- **Figure 4.36: Site Wide Proposed Site Plan Level 32;**
- **Figure 4.37: Site Wide Proposed Site Plan Level 33;**

- **Figure 4.38: Site Wide Proposed Site Plan Level 34 – 49;**
- **Figure 4.39: Site Wide Proposed Site Plan Roof Level;**
- **Figure 4.40: Site Wide Proposed Elevation East – Sackville Street;**
- **Figure 4.41: Site Wide Proposed Elevation North – Charles Street;**
- **Figure 4.42: Site Wide Proposed Elevation South – Drover Lane;**
- **Figure 4.43: Site Wide Proposed Elevation West – Princess Street;**
- **Figure 4.44: Site Wide Proposed Section AA;**
- **Figure 4.45: Site Wide Proposed Section BB;**
- **Figure 4.46: Site Wide Proposed Section CC;**
- **Figure 4.47: Site Wide Proposed Section DD;**
- **Figure 4.48: Site Wide Proposed Section EE;**
- **Figure 4.49: General Arrangement Plan**;
- **Figure 4.50: General Arrangement Plan Phase – 1**;
- **Figure 4.51: General Arrangement Plan Phase – 2**;
- **Figure 4.52: Hardwork General Arrangement**; and
- **Figure 4.53: Softwork General Arrangement**.

The Completed Project

Overview of the Proposed Development

4.4 As set out above, the application is in full, with all details provided for consent for the erection of up to 2,511 purpose built student accommodation (PBSA) units and associated amenity facilities.

4.5 The Proposed Development is split into two phases (Phase A and Phase B), each with a tower and adjoining lower-level buildings.

Land Use Classes and Maximum Quantum

4.6 The Proposed Development is for the following use classes and quantum:

- Purpose built student accommodation (Use Class Sui Generis) – 2,511 units.

4.7 A mixture of studios, accessible studios, two-dios and seven and ten-bedroom cluster flats will be provided.

4.8 Supporting amenity spaces are also proposed, which are ancillary to the student accommodation use. These areas will include a gym, study spaces, extensive lounges and private and social dining.

4.9 A basement will be provided in both phases of the Proposed Development which will contain plant.

Layout / General Arrangement

4.10 As noted above, the Proposed Development is split into two phases, each with a tower and adjoining lower-level buildings (see 'Heights' below).

4.11 Phase A delivers a total of 1,296 bedrooms split across the buildings, plus 516 refurbished beds in the existing halls/hotel (which will be demolished as part of Phase B). Phase B delivers 1,215 student bedrooms across the buildings.

4.12 The buildings have been located to reinforce the street frontages along Charles and Sackville Street and positioned to the north and east of the Site. This creates a generous south-facing landscape space.

Heights

4.13 The Proposed Development will be a maximum height of up to 50 storeys including ground (up to 189.500mAOD).

4.14 The tallest tower within Phase A will be 50 storeys and be located to the south-east side of the Site. The lower-level building in Phase A will be 17 storeys, adjacent to Charles Street and Sackville Street. Both buildings will be connected by a smaller 8-storey link building.

4.15 The taller tower within Phase B will be 33 storeys in height and located at the west of the Site. A lower-level building, connected to the Phase B tower will also be provided as part of Phase B adjacent to Charles Street, and is part-24 storey and part 8-storey, connected by a 1-storey building link.

Building Materials

4.16 The proposed buildings will be constructed of the following materials, keeping a contrast between the taller and the lower elements:

- The taller elements will be clad with a strong expressed sculptural grid. The grid will sit over a unitized curtain wall system to create a reflective glass façade created using three panel types. A window element, rapid vent consisting of an opening door element and decorative cover veil and an insulated spandrel panel with a decorative glass outer pain; and

- The lower elements will also show a scalloped grid but formed from pre-cast concrete panels in a similar rhythm to the grid of the taller buildings. Relief will be created by setting the metal window/rapid vent units into the reveal of the concrete panels.

Operational Access Arrangements

4.17 There is no parking on Site nor any service vehicle access. There will be two new on-street loading bays that will serve the Site, one on Charles Street, one on Sackville Street. The existing Loading Bay to the west of the Site by the Ibis Hotel is expected to be used by service vehicles to Phase B.

4.18 There are 8 existing on street Pay & Display parking bays on Sackville Street. There will be a reduction in one parking bay due to the creation of the Loading Bay but otherwise the parking is unchanged.

4.19 Charles Street benefits from a Single Yellow Line Traffic Regulation Order which prevents on street parking but does permit loading activity.

4.20 The main operational daily activity will be servicing of the Site and also some taxi drop offs/pickups. The majority of trips to the Site will be made by sustainable modes on foot/cycle or by public transport. There will be a modest number of taxi trips across the day and a fall in the cars accessing the area. This is primarily due to the higher level of the existing hotel activity. The number of large HGVs serving the Site will see practically no change from the existing levels, again largely due the loss of the more intensive hotel land use. There will likely be a modest increase in light goods vehicles serving the Site.

4.21 It is recognised that at the start and end term, there is a short period of activity where students are dropped off/picked with their belongings. This activity already takes place with the existing Weston Hall accommodation, but would increase with the larger scale development. However, this activity will be managed with booked arrival times and slots so that there is no congestion. This activity can occur at the existing parking bays on Sackville Street or from the single yellow lines on Charles Street. Parents that then need to park up would do so in the surrounding public car parks. The Move-In/Move-Out Strategy will manage the process, and inform drivers of the booking of arrival slots.

Parking Provision

4.22 There will be no provision for car parking on-Site. There is a dedicated on-street disabled parking bay on Sackville Street and disabled users can park in the other on street parking bays for free. Just 250m away from the Site is the NCP Circle Square Multi-Storey Car Park with 1018 spaces and 28 Disabled Bays available.

4.23 A total of 144 cycle parking spaces will be provided with 84 spaces in Phase A and 60 spaces in Phase B. Of these 140 spaces will be in covered double stacked cycle storage units located in the external spaces and 4 external spaces will be provided

Landscaping and Biodiversity

4.24 The proposed landscaping will be organised into two distinct spaces, defined by the change in level at the Site and separated by a retaining wall (defined on **Figure 4.49**).

4.25 The northern section will be private in character, offering a network of both active and quiet areas. The area will be framed by planting and light-dappled trees offering both structure and a sense of enclosure. A canopy frame structure, along with other elements such as movable planters and furniture, will allow for different layouts of this space to meet the users' needs for additional seating, with further seating scattered

across the courtyard. A tree house element has also been provided to the south, positioned slightly elevated above the lawn space, overlooking the woodland edge.

4.26 A lower woodland edge is proposed approximately 3m beneath the main garden and will be accessible via both stepped and levelled pathways. The area will include wildflower planting and small woodland trees and will accommodate an informal looping route around the Site, creating opportunities for temporary uses and flexible activities.

4.27 Overall, the landscape design offers a combination of native and climate resilient trees within the courtyard, with rain gardens and windflower planting also used to improve biodiversity value across the Site.

4.28 In addition to the above spaces, the creation of accessible podium and green roof terraces spaces will also be created, particularly at the building links, providing additional amenity and recreational space for students within the buildings. Green roofs are also provided and split into two types: bio-solar, which integrate photovoltaic panels with vegetation, and wildflower roofs that support biodiversity and ecological value.

4.29 The streetscape will also be enhanced at various points (particularly around the entrance to the Proposed Development) through tree and vegetation planting along Charles Street with seating opportunities for users provided.

Operational Hours

4.30 The Proposed Development will be operational 24 hours a day / 7 days a week.

Surface Water Drainage Strategy

4.31 The proposed surface water drainage will not increase the runoff rate compared to the existing Site, will be designed in accordance with the National standards for sustainable drainage systems[1], and will include a 45% climate change allowance in accordance with the latest allowances defined by DEFRA[2]. Sustainable Drainage Systems (SuDS) will be incorporated into the surface water drainage network, in accordance with CIRIA 753 – The SuDS Manual where practical.

4.32 Specifically, the following measures are proposed:

- Blue roofs;
- Green roofs;
- Permeable paving;
- Raingardens; and
- Below Ground Geocellular Crates.

4.33 Priority has been given for green infrastructure, with below ground tanks providing supplementary water quantity reduction. The proposed storage features will provide attenuation for rainfall events up to the design storm event and have been designed to

ensuring treatment of runoff drained through the SuDS in line with CIRIA 753 Simple Index Approach.

Foul Water Strategy

4.34 The drainage strategy for the Proposed Development will be designed so that any additional demand for foul water drainage associated with a new resident population at the Site will be adequately accommodated, thereby avoiding incidences of foul water flooding. This will be undertaken in consultation with United Utilities who typically comment on new developments at the planning application stage and who will need to be consulted with for existing sewer capacity assessments and any new drainage connections.

Potable Water Strategy

4.35 The Site is located in the Manchester City Centre where the potable water network is very likely to have a capacity for new development. This will be confirmed with United Utilities as the design progresses and estimated utility demands have been confirmed with the design team. A standard water connection will be undertaken following the New Roads & Street Works Act 1991.

4.36 The operational development will include water saving measures built into the design of the Proposed Development, such as water saving fixtures and fittings. To reduce water consumption, the Proposed Development will target as a minimum the equivalent of two Wat01 Water Efficiency BREEAM Credits.

Lighting Strategy

4.37 The Proposed Development will include lighting at accesses, pedestrian routes and for the operation of the buildings.

4.38 All future lighting installations will be designed and installed in line with relevant standards and guidance, including CIE 150: 2017 – Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, 2nd Edition; ILP GN01 - Guidance Notes for the Reduction of Obtrusive Light 2021[3]; BS EN 12464 – 2 2014 – Outdoor Work Spaces[4]; SLL Guide to Limiting Obtrusive Light 2012[5]; SLL Lighting Handbook 2009[6]; LG 6 (CIBSE) – The Exterior Environment 2016[7]; and ILP Guidance Note 08/18 Bats and Artificial Lighting in the UK[8].

Building Safety

4.39 The required emergency producers/practices (i.e. Fire Emergency Evacuation Plan (FEEP)) or apparatus/instruments (i.e. smoke detectors/sprinklers) required by law for the uses as part of the Proposed Development will be in place. In addition, the buildings will be designed, in line with Building Regulations Approved Document B: Fire Safety, with appropriate fire preventative measures (i.e. fire doors, extinguishers etc.) and all external façades and materials will meet the necessary fire resistance standards set out within Building Regulations and by law.

4.40 The design of the Proposed Development will be informed by 'Secure by Design' principles and appropriate design. Site management measures (including appropriate lighting and digital entry systems at each building) will be implemented to ensure that the potential for crime and anti-social behaviour is minimised, and the Proposed Development will have on-site security staff present 24 hours a day.

Energy Strategy

4.41 The energy strategy will respond to emission reduction targets set out in Building Regulations and aspirations set out within MCC development framework by means of both passive and active measures. The development will incorporate a fabric first passive energy approach that exceeds the thermal properties set out within the Building Regulations Part L 2021.

4.42 The Proposed Development will incorporate alternative low carbon and renewable technology which includes the use of Air Source Heat Pumps and solar PV.

4.43 Energy efficiency measures will be incorporated through building services to reduce the carbon footprint below the passive improvement stage, using all electric heat generation plant with no combustion, heat recovery systems and high efficacy controllable lighting.

Noise Mitigation Strategy

4.44 As part of the development design, a suitable façade design specification has been formulated to ensure proposed sensitive receptors will be adequately protected, following the guideline noise levels within BS 8233[9], and agreed with MCC. This includes an appropriate glazing and ventilation specification, as required, and takes account of the source with most influence on the façade of interest. This is standard practice for all residential buildings in a city centre.

4.45 Plant noise limits have been established based on background sound levels captured during baseline surveys, following the guidance of BS 4142[10].

Overheating Strategy

4.46 The Proposed Development will utilise a dynamic thermal modelling method of compliance, following the TM59 methodology which is a standardised approach to predicting overheating risk for residential building designs using dynamic thermal analysis. The methodology will allow different designs to be compared based on reasonable assumptions, support design decisions that improve comfort without cooling and provide consistency across the industry for overheating risk prediction.

4.47 The measures provided to reduce overheating risk will utilise passive measures initially such as glass to solid ratios, window u-values and glass g-values to limit the solar gain entering the internal spaces. This, combined with active measures such as increased ventilation rates and boosted mechanical ventilation and heat recovery operation will go towards achieving compliance in line with the process of the cooling hierarchy.

Waste Arisings and Strategy

4.48 British Standard (BS) 5906:2005 Waste Management in Building – Code of Practice suggests that the weekly waste arisings from an 'domestic' use is equal to the number of dwellings x [(70 litres x average number of bedrooms) + 30]. On this basis, the Proposed Development would be considered to generate approximately 251,100 litres (l) (circa 251.1m^3) a week, approximately 13,057,200 l (circa 13,057.2m^3) per annum (assuming 52 weeks per year). It should be noted that this does not take account of any waste arising reused, recycled or diverted from landfill by another means.

4.49 The Proposed Development has been designed in order to take account of appropriate provision for waste storage and handling facilities/areas, inclusive of areas for segregation of waste and recycling. In addition, all waste storage/handling facilities have been designed in accordance with British Standard (BS) 5906:2005 Waste Management in Building – Code of Practice. The Application will include a Waste Management Strategy which will set out the principles, strategy and targets for the management and storage of waste and maximise recycling, in accordance with MCC established policy.

Resilience to Climate Change

4.50 The evolving climate has been considered throughout the design of the Proposed Development. The evolving climate can include an increase in mean summer and winter temperatures; increase in annual precipitation; decrease in mean summer precipitation; and extreme weather events. The following key climate resilience measures are integral to the Proposed Development:

- Water saving measures as set out under the 'Potable Water Strategy' section above;
- The Proposed Development will be designed in accordance with current guidance and best practice, and this will include the consideration of changing climate on stability of the ground conditions, influencing foundation design as necessary;
- The Proposed Development includes for planting of trees, green infrastructure and landscaping which will enhance the biodiversity of the Site, mitigating the anticipated impacts of climate change in accordance with the England Biodiversity Strategy[11] and Natural England Climate Change Adaptation Manual[12]; and
- A sample of units in buildings will undergo overheating assessment in line with the requirements of Part O of the Buildings Regulations[13] in order to assess and reduce the risk of summer overheating by taking into account future climate scenarios. Further detail is set out above under 'Overheating Strategy'.

Construction of the Proposed Development

Construction Programme and Phasing

4.51 Demolition, Site preparation and construction of the Proposed Development is anticipated to commence in 2027, with Phase A construction being completed over 4.5 years and opening for the Academic Year 2031/32. Phase B construction is anticipated to commence in 2031, being completed over 3.5 years and opening for the Academic Year 2034/35.

4.52 Construction works are anticipated to comprise the following key stages, broadly in chronological order:

- Site securement;

- Formation of construction access(s) and temporary construction compound (within the Site);
- Site preparation works, including clearance works, demolition, utilities diversions (where appropriate), provision of retained features, etc.;
- Construction of new access junctions, including temporary closures/diversions (where required);
- Excavation, earthworks, levels and material management;
- Construction of buildings and associated infrastructure (i.e. services and plant); and
- Implementation of proposed landscaping, lighting, internal and external finishing.

4.53 Where appropriate, these activities are discussed in further detail below. Where assumptions have been made these have been clearly stated.

4.54 A commitment has been made to a number of environmental mitigation measures (as set out within **Table 4.2**) to be adopted throughout the construction stage, intended to be secured and managed through a Construction Environmental Management Plan (CEMP).

Site Securement

4.55 Site securement will be achieved through a combination of secure fencing, barriers and hoarding, depending on the exact requirements and proximity to specific works. In addition, the principal contractor will be responsible for the provision of construction staff at key interfaces if appropriate.

Construction Access and Vehicle Movements

4.56 Access during the demolition, enabling and construction stage will be from Charles Street. Inbound construction traffic is expected to travel off Mancunian Way onto Sackville Street then onto Charles Street and the Site. On egress from the Site, traffic is expected to turn left onto the A34 and then join the Ring Road via the westbound on ramp.

4.57 A forecast of the construction traffic flows by link has been made and this is shown in **Table 4.1**.

Table 4.1: Daily Construction Traffic Flow by Link

	Total Daily Vehicles
Road Name	Total Two Way
Charles Street	50
Sackville Street (S)	50
A34 Princess Street (S)	50

Road Name	Total Daily Vehicles Total Two Way Total HGV Vehicles Total Two Way
Charles Street	34
Sackville Street (S)	34
A34 Princess Street (S)	34

4.58 A Construction Traffic Management Plan (CTMP) will be prepared by the principal contractor (when appointed) which will set out the proposed routing of construction traffic and measures to enforce such routing (i.e. signage). This will be agreed with MCC Highways.

Construction Compound

4.59 During construction, either a central compound and/or a number of satellite compounds will be required for the contractor and appointed subcontractors. At this stage, it is unknown whether the compound for both phases of development will be within the Site, however this isn't anticipated to substantially change the Site boundary.

4.60 It is assumed that the principal contractor will identify the proposed compound locations within a Site Layout Plan as part of a CEMP (**Table 4.2**) for submission and approval by MCC prior to commencement of construction activities on-Site.

Temporary Drainage Strategy

4.61 The Principal Contractor will be responsible for managing storm water run-off and foul water effluent generated during the temporary construction stage (including water arising from excavations, rainfall, exceedance and staff welfare).

4.62 A Surface Water Management Plan (in accordance with best practice guidance such as The SuDS Manual (C753)[14] and BS8582:2013 Code of practice for surface water management for development sites[15]) will be required to be established on Site by the contractor to control and manage surface water run-off.

4.63 Examples of temporary surface water management techniques to control water quality during construction are:

- Filter drains or bunds to the perimeter of the site to prevent surface water run-off from leaving the site uncontrolled;
- Given the nature of a construction site there will likely be unmade permeable ground following demolition and removal of existing hardstanding areas. Some surface water could be expected to natural percolate over time; and

- Some standing water may be tolerated on the site over more intense storm durations.

4.64 A Flood Risk Activity Permit (FRAP) will need to be applied for through the Environment Agency (EA) for activities within 8m of a main river.

4.65 The EA will expect to see measures in place for any requirements to surface water management during construction

Utilities Strategy

4.66 Given the existing use of the Site, the existing utilities will be utilised to serve the Proposed Development; however, utilities may require upgrading and re-routing to facilitate the increase in massing of the Proposed Development. Any diversion or reinforcement of utilities will happen as part of the enabling works and any off-Site works will be the responsibility of the utility provider.

4.67 Any diversion or reinforcement of utilities will happen as part of the enabling works and any off-Site works will be the responsibility of the utility provider.

Features for Retention / Removal

4.68 The existing Weston Halls and Pendulum Hotel on Site will be demolished and therefore demolition and site clearance works will be required for the Site. The demolition of the existing Weston Halls and Pendulum Hotel on Site will be phased; Phase A will require the demolition of Pendulum Hotel, with the existing student accommodation and nursery at Weston Halls retained, as Pendulum Hotel is demolished and Phase A is constructed. 516 beds in the existing halls/hotel will be refurbished as part of Phase A. Phase B will require the demolition of Weston Halls (including the refurbished beds and existing nursery).

4.69 Utilities (where applicable) and below-ground services / structures (where applicable) will be retained.

4.70 The demolition of the buildings will likely comprise the following general practices:

- Internal ‘soft-strip’ exercise, with all waste arisings removed from the building and segregated into allocated skips for appropriate processing/recycling/disposal;

- Any hazardous materials (including asbestos, if present) will be removed, handled and disposed of in line with appropriate guidance and regulations;

- Demolition works will be undertaken using mechanical demolition techniques (i.e. no form of explosive demolition will be required) from the highest point downward. All waste arisings will be separated into allocated skips to maximise material recycling;

- Where required appropriate fencing/exclusion zones will be identified and implemented by the appointed contractor;

- Removal of all Site vegetation; and

- Removal of floor slabs, foundations, and other areas of hardstanding.

Earthworks, Levels and Material Management

4.71 Basements will be located beneath the tower in Phase A and the lower level building in Phase B. The Phase A basement will be to a depth of 30.850mAOD and the Phase B basement will be to a depth of 30.750mAOD. Excavation works will be required for foundation design, utilities and drainage run and attenuation and sprinkler tanks. An element of cut and fill will likely be required to create development plateau levels.

4.72 Given the demolition proposed, there is likely to be a net exportation of waste off Site.

4.73 Local excavation and trenching works will be required to install services, drainage runs and foundations for structures. As noted above, any diversion or reinforcement of utilities will happen as part of the enabling works and any off-site works will be the responsibility of the utility provider.

4.74 All waste arisings during construction are to be controlled through the implementation of a CEMP and a best practice waste management strategy (described further in **Table 4.2** below).

Remediation Strategy

4.75 In the event that contamination is identified, a programme of mitigation or remediation work will be carried out as part of the enabling works in line with a Remediation Strategy approved by the regulators and MCC.

4.76 If contaminated, risks to human health during construction will be managed under the Health and Safety at Work Act (1974) and are typically mitigated by applying good working practices set out in a CEMP.

Unexploded Ordnance

4.77 In the event that a risk assessment by UXO specialists is required and conducted (following a geotechnical desk study prior to construction which will determine if a UXO risk assessment by specialists is required), the necessary tertiary mitigation measures will be presented within the risk assessment.

4.78 Tertiary mitigation measures (at medium risk of UXO areas) include a UXO specialist on-Site and Site-specific Unexploded Ordnance awareness briefings to all personnel conducting intrusive works.

Foundations Solution

4.79 The Proposed Development will incorporate pilled foundations socketed into sandstone. Foundations will be designed with safety factors to future proof the buildings.

4.80 All earthworks and foundation design will be in accordance with relevant industry guidance, including but not limited to CIRIA Report C572: Treated ground engineering properties and performance[a], British Research Establishment document FB75: Building

[a] CIRIA (2002). Report C572: Treated ground engineering properties and performance.

on Fill - Geotechnical Aspects[b] and British Standard 6031:2009: Code of Practice for Earthworks.

Cranes

4.81 The use of a tower crane/s will be required to facilitate the construction of the Proposed Development. The tower crane/s will be braced back to the structure/s, where necessary. These will be used to move load out materials, erect the superstructure, façade and roofing.

Working Hours

4.82 Construction working hours[16] (noisy work) will be 07:30 to 18:00 Monday to Friday; 08:30 to 13:00 on Saturday; and no noisy work on Sundays and Bank Holidays. Operations outside of these hours will be agreed with MCC.

Demolition and Construction Cost

4.83 The construction cost of the Proposed Development is estimated to be circa £300million including professional fees.

Site Security

4.84 The site security arrangements for the Proposed Development during the construction stage will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015 and appropriate levels of security (personnel / CCTV) will be provided.

Construction Waste Arisings and Strategy

4.85 Sources of waste during the construction stage are assumed to relate to demolition waste materials and construction materials (including packaging). The remedial solution may include the removal of soil (which may be contaminated). Such waste will be handled, processed and removed from Site by suitability qualified contractors; all being undertaken in line with The Hazardous Waste (England and Wales) Regulations 2005.

4.86 It is estimated there is 21,480m^2 of buildings/structures to be demolished. Based on a standard working calculation which takes the assumed building/structure area and multiplies this by 0.3 to estimate the likely demolition waste, the demolition of these buildings/structures is expected to give rise to approximately 6,444m^3 of waste arisings.

4.87 Using the anticipated total floorspace (89,287m^2 GEA) multiplied by industry benchmarks[17] for construction waste arisings[c] (10 tonnes per 100m^2 gross area for residential buildings, it is anticipated that 8,928.7 tonnes of waste will be generated from the construction stage.

4.88 It is anticipated that generic waste produced during construction would be controlled through the implementation of a CEMP, secured by planning condition. The CEMP will

[b] British Research Establishment (2015). FB75: Building on Fill - Geotechnical Aspects. 3rd Edition.

[c] This has been established using professional judgement and is based on good practice principles developed within the Home Quality Mark.

be informed by the waste provisions of the Environmental Protection Act 1990[18] and the Environmental Protection (Duty of Care) Regulations 1991[19] and will set out the principles and legal requirements relating to waste, including any hazardous waste that is encountered and required to be exported off-site for disposal.

4.89 Any waste considered to be hazardous, arising from demolition or remedial activities, will be handled, processed and removed from Site by suitability qualified contractors, all being undertaken in line with The Hazardous Waste (England and Wales) Regulations 2005.

4.90 The CEMP will also describe how materials will be managed efficiently and disposed of legally during construction. It will also outline the aims, objectives and on-going management responsibilities, including management practices, to be implemented during the construction stage, and will set targets for the reduction, diversion from landfill and reuse of waste.

Construction Environmental Management Commitments

4.91 A commitment has been made to a number of management practices during the construction stage. These will be secured by a Construction Environmental Management Plan (CEMP), as set out within the Environmental Management Plan (**Volume 3: Environmental Management Plan**).

4.92 The Environmental Management Plan (**Volume 3: Environmental Management Plan**) defines the actions needed to manage environmental effects during the construction and operational stages of the Proposed Development and should be used as a mechanism to secure the mitigation considered within the ES, largely through appropriate conditions and/or S106 agreements.

4.93 A summary of the CEMP measures which are integral to the description of the Proposed Development are provided in **Table 4.2**.

Table 4.2: Construction Environmental Management Commitments

Construction Environmental Management Commitments	
General	
(a)	The proposed construction works will be carried out by a competent contractor that will comply with current legislation[20].
(b)	The site security arrangements for the Proposed Development during the construction stage will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015[21] and appropriate levels of security (personnel / CCTV) will be provided.
(c)	Temporary fencing / hoarding will be erected around the perimeter of the Site at the outset of construction.
(d)	All construction activities will be in accordance with the Considerate Constructors Scheme.

Construction Environmental Management Commitments	
(e)	Construction working hours[22] (noisy work) will be 07:30 to 18:00 Monday to Friday; 08:30 to 13:00 on Saturday; and no noisy work on Sundays and Bank Holidays. Operations outside of these hours will be agreed with MCC.
Traffic and Access	
(f)	The Construction Travel Plan (CTMP), which will form part of the CEMP, will provide mitigation covering construction vehicle routing to avoid sensitive routes, safety training for drivers and banksmen, environmental mitigation measures including noise mitigation and dust suppression, street cleaning, and communication and consultation with the council and neighbouring properties.
Air Quality	
(g)	The CEMP will be informed by the Institute of Air Quality Management (IAQM) guidance and would include prevention measures, such as screening stockpiles of materials, deployment of windbreak netting and dampening exposed soils as appropriate and set out requirements for ongoing monitoring and liaison with the local community, and MCC. Non-Road Mobile Machinery (NRMM) will be those with electric powertrains, specifically battery-electric and hybrid-electric systems, where possible
Noise and Vibration	
(h)	The CEMP will be informed by British Standard 5228 Part 1[d] and 2[e] and will include mitigation measures, such as low noise emission plant, localised screening, siting equipment away from receptors, and set out requirements for ongoing monitoring and liaison with the local community, and MCC, which would reduce the noise level experienced at receptors.
Lighting	
(i)	Lighting will be controlled through a series of best practice measures, in line with lighting industry standards and guidance including the CIE publication 'Technical Report Document 129[23] and BS EN 12464-2:2014[24].
(j)	The following measures are proposed in order to control Light Spill, Glare and Sky Glow effects and thus manage light pollution:

[d] British Standard 5228-1: 2009+A1:2014. Code of practice for noise and vibration control on construction and open sites - Noise

[e] British Standard 5228-2: 2009+A1:2014. Code of practice for noise and vibration control on construction and open sites - Vibration

Construction Environmental Management Commitments	
	▪ Where practicable, construction lighting in the Site would be designed to comply with Environmental Zone E4 in accordance with the ILP Guidance Note GN01[25]; ▪ Illuminance levels arising from temporary lighting to be designed in accordance with BS EN 12464-2: 2014 and CIE 129; ▪ Placement of temporary lighting required to ensure safe working conditions and to maintain security, to have due regard of sensitive receptors (i.e. occupied residential premises); ▪ Lighting to be directed so as avoid unnecessary Light Spill outside of construction areas and to ensure that the light distribution is toward the task area; ▪ Lighting to be switched off when not required for safe working conditions and Site security; ▪ Use of light shields/baffles to control upward light to within the maximum 15% set out in the ILP Guidance Note GN01, where possible; ▪ Lighting to be kept at 0° tilt to avoid Sky Glow, where practicable; and ▪ Light dimming and automatic switch off would be used (where appropriate).
Waste	
(k)	The remedial solution may require removal of hazardous substances (relating to demolition materials from the demolition of the existing buildings on-Site and construction materials (including packaging) which will require specialist removal. All such works will be undertaken by an appointed contractor and disposed of by the contractor in line with relevant regulations and legislation requirements.
(l)	Any waste considered to be hazardous, arising from demolition or remedial activities, will be handled, processed and removed from Site by suitability qualified contractors, all being undertaken in line with The Hazardous Waste (England and Wales) Regulations 2005.
(m)	The CEMP will be informed by the waste provisions of the Environmental Protection Act 1990[f] and the Environmental Protection (Duty of Care) Regulations 1991[26] and will set out the principles and legal requirements

[f] Environmental Protection Act 1990 No. 43 Available at: https://www.legislation.gov.uk/ukpga/1990/43/contents

Construction Environmental Management Commitments	
	relating to waste, including any hazardous waste that is encountered and required to be exported off-site for disposal.
(n)	Descriptions of how materials will be managed efficiently and disposed of legally during construction will be included, which also outline the aims, objectives and on-going management responsibilities, including management practices, to be implemented during the construction stage, and will set targets for the reduction, diversion from landfill and reuse of waste.
Ground, Earthworks and Contamination	
(o)	Review of contamination and re-use of soils for environmental and compliance risk.
Drainage	
(p)	The CEMP will include measures for the provision of appropriate drainage and pollution prevention systems.
(q)	A temporary surface water management would need to be put in place by the contractor during construction and define how surface water will be collected, treated and discharged including pollution prevention devices.
Biodiversity	
(r)	If nesting birds are found to be present during demolition and construction, a general licence issued by Natural England will be sought.
(s)	Should a bat roost be identified during the development works, an ecologist will be notified and development works paused for further surveys and a licence obtained (if surveys confirm this is required).

4.94 The measures (including any monitoring) will be set out and agreed as part of the CEMP and agreed with MCC following liaison with the local community and the EA (where relevant).

4.95 A construction stage health and safety plan will also be prepared, which will include measures such as:

- Climate change adaptation and measures to reduce risks to human health from overheating such as provision of shaded refuges and potable water supplies during construction;
- Good working practices to control risks under the Health and Safety at Work Act; and
- Site workers to be made aware of the possibility of encountering contamination through toolbox talks and good standards of personal hygiene, including welfare

facilities on-site and the use of appropriate levels of personal protective equipment (PPE).

References

[1] National standards for sustainable drainage systems (SuDS). https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds.
[2] For which the Irwell Management Catchment is a 45% allowance on the rainfall intensities.
[3] Institute for Lighting Professionals (2021). Guidance Note 01/21 for the Reduction of Obtrusive Light.
[4] BS EN 12464-2:2014. Light and lighting. Lighting of work places. Outdoor work places.
[5] Cibse (2012). Guide to limiting obtrusive light. October 2012.
[6] CIBSE (2009). SLL Lighting Handbook. January 2009.
[7] CIBSE (2016). LG06 The exterior environment (2016). May 2016.
[8] ILP (2018). Bats and artificial lighting in the UK. Bats and the Built Environment series. Available at: https://cdn.bats.org.uk/uploads/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?v=1542109349.
[9] British Standard 8233:2014. Guidance on sound insulation and noise reduction for buildings.
[10] British Standard 4142:2014+A1:2019. Methods for rating and assessing industrial and commercial sound.
[11] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf
[12] http://publications.naturalengland.org.uk/publication/5679197848862720
[13] https://www.gov.uk/government/publications/overheating-approved-document-o
[14] CIRIA (2015). The SuDS Manual (C753).
[15] BSI (2013). BS8582:2013 Code of practice for surface water management for development sites. Available at: BS 8582:2013 | 30 Nov 2013 | BSI Knowledge (bsigroup.com)
[16] Manchester City Council. Tackle a noise problem – Noise from building sites. Available at: Noise from building sites | Tackle a noise problem | Manchester City Council [Accessed: 06/10/2025].
[17] BRE (2018). Home Quality Mark ONE, Technical Manual England. Available at: Home Quality Mark ONE
[18] Environmental Protection Act 1990 No. 43 Available at: https://www.legislation.gov.uk/ukpga/1990/43/contents [Accessed: 06/10/2025].
[19] Environmental Protection (Duty of Care) Regulations 1991 No. 2839. Available at: https://www.legislation.gov.uk/uksi/1991/2839/made#:~:text=The%20duty%20requires%20such%20persons,person%20or%20to%20a%20person [Accessed: 06/10/2025].
[20] This includes the Health and Safety at Work etc. Act 1974; the Control of Pollution Act 1974; and Construction (Design and Management) Regulations 2015.
[21] Secretary of State (2015). Construction (Design and Management) Regulations 2015.
[22] Manchester City Council. Tackle a noise problem – Noise from building sites. Available at: Noise from building sites | Tackle a noise problem | Manchester City Council [Accessed: 06/10/2025].
[23] CIE - Technical Report Document 129 (1998) Guide for Lighting Exterior Work Areas.
[24] British Standards (2014) BS EN 12464-2 – Lighting of Work Places – Part 2: Outdoor Work Places.

[25] Institute of Lighting Professionals (ILP) (2021) Guidance Notes for the Reduction of Obtrusive Light (GN01).

[26] Environmental Protection (Duty of Care) Regulations 1991 No. 2839. Available at: https://www.legislation.gov.uk/uksi/1991/2839/made#:~:text=The%20duty%20requires%20such%20persons,person%20or%20to%20a%20person

5. Consideration of Alternatives

Introduction

5.1 This Chapter reports the 'reasonable alternatives' considered with respect to the Proposed Development.

5.2 Paragraph 2, Schedule 4, of the EIA Regulations[1] 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".

5.3 Planning Practice Guidance (PPG)[2] indicates that where "*…alternative approaches to development have been considered, the Environmental Statement should include a description of the reasonable alternatives studied which are relevant to the proposed development and its specific characteristics and provide an indication of the main reasons for the choice made, including a comparison of the environmental effects*.".

5.4 As such, in line with the EIA Regulations, if no alternatives have been studied the EIA does not necessarily need to report reasonable alternatives.

5.5 Neither the EIA Regulations, nor PPG identify a specific methodology for the reporting of alternatives, or the criteria to be used to inform the consideration of reasonable alternatives. Therefore, the methodology to be adopted for the purpose of the EIA is based on professional experience of similar projects and an understanding of the Proposed Development and its characteristics, as well as focus on delivery of a proportionate output, in line with PPG.

5.6 This Chapter therefore reports:

- Consideration of 'factors' that constitute reasonable alternatives; and
- Qualitative appraisal of the 'factors' for which reasonable alternatives have been considered and, where appropriate, a comparison of the environmental effects.

Consideration of Alternatives

5.7 The common 'factors' considered with respect to reasonable alternatives, in line with Schedule 4, Paragraph 2 of the EIA Regulations are:

- Alternative sites;
- Alternative design;
- Alternative technology; and
- 'Do Nothing' scenario.

5.8 As set out in the EIA Scoping Report (**Appendix 2.1**), the Applicant has not considered alternative sites (as the Site is already under the Applicant's control and is already a suitable location for PBSA (given the existing outdated PBSA use on-Site)) or alternative technologies (which are not considered applicable to this form of development) and therefore in line with the PPG, these factors will not be considered further within the EIA process or reported within the ES. The remaining factors for consideration are alternative designs and the 'Do Nothing' scenario.

'Do Nothing' Scenario

5.9 At the EIA Scoping stage, the 'do nothing' scenario was not considered. The EIA (as reported within this ES) has assessed the likely significant effects based on a deviation from the baseline environment (see **Chapter 2: Approach to EIA**). However, **Technical Chapters 6 –14** have also stated a 'future baseline' in the absence of the Proposed Development coming forward (i.e. a 'do nothing' scenario) (albeit this has not informed the assessment of likely significant effects). Therefore, the future baseline from each Technical Chapter represents the 'do nothing' scenario, which is a summarised below.

5.10 Broadly, the 'do nothing' scenario hypothesises that the likely significant effects identified and reported in this ES would not occur (i.e. no adverse or beneficial effects). However, the Site and surrounding area will continue to change regardless of the Proposed Development due to the following:

- Decrease in full time employment in Manchester with an increase in employment across Greater Manchester;
- Decrease in construction sector employment in both Manchester and Greater Manchester;
- Continued growth of existing trees around the perimeter of the Site;
- Marginally calmer wind conditions (as existing vegetation would continue to grow and create a greater obstruction to the wind);
- Reduction in greenhouse gas emissions (with carbon budgets reducing to achieve net zero); and
- Continued improvement in air quality (with the change of vehicle fleet).

5.11 The Proposed Development was chosen to be bought forward rather than a 'do nothing' scenario due to the employment generated and requirement for higher quality accommodation (the benefits of which are reported in **Chapter 6: Socio-economics and Human Health**). In addition, the Proposed Development replaces the existing PBSA and hotel buildings which are of limited architectural and townscape merit with buildings of high architectural quality, set within high-quality landscaped areas (the benefits of which are reported in **Chapter 8: Townscape and Visual**).

Alternative Design

5.12 The remaining factor identified above is the consideration of alternative design.

5.13 The design of the Proposed Development has developed to adapt to Site constraints (including the Site location and context, specifically Charles Street car park, The University of

Manchester (North) campus and Circle Square) as well as feedback from stakeholders, with the evolution of the design outlined below.

5.14 The Site also sits centrally amongst several key development frameworks, particularly the Sister (Innovation District (ID) Manchester) Framework (known as 'Sister ID') and The Mayfield Strategic Redevelopment Framework – the frameworks and associated masterplans have been key considerations in relation to the design development of the Proposed Development.

Massing and Layout

5.15 The initial design on-Site included a series of staggered finger blocks ranging in height at a maximum of 48 storeys (with the 48-storey tower located at the north-east corner) arranged around a new pedestrian route through the middle of the Site. This was in response to the original massing strategy for the 'Charles Street Framework' from 2020 which had proposals introducing mid-scale buildings at the existing Charles Street car park site to the north. This alternative design allowed for views from Charles Street, set around high quality urban green spaces. However, a change in legislation meant that design of the proposed buildings (and heights) would not comply and an alternative design was required, following which the Sister ID Framework later incorporated the Charles Street car park site into their masterplan as 'Plot H'.

5.16 Following the inclusion of the car park into the Sister ID Framework, the proposed massing of the Proposed Development has been designed to move away from the Charles Street car park site, as the position of the towers within the Site was noted to be too close to the emerging proposals at Plot H. Instead of positioning the buildings largely along Charles Street, the two buildings of height as part of the design of the Proposed Development have been instead positioned at the south-eastern and north-western corners of the Site. The positioning of a tower element at the north-west corner also responds well to the larger scale and mass of the existing Circle Square development (circa 60m west of the Site).

5.17 The proposed buildings also pull away from the centre of the Site, allowing for the introduction of a large, south facing landscape courtyard with good sunlight / daylight levels. The landscape area was also developed further, taking into consideration the circa 2.5m level change across the Site, whilst also improving on the streetscape to tie-in with the Sister ID Framework aspirations.

5.18 The proposed buildings were also slightly separated, with 'glazed links' introduced between the buildings for connectivity. This was done to create a visual separation between the buildings. The lower-level buildings of both Phase A and B were then rotated to emphasise the primary Site entrance from Charles Street, creating a view through the Site. The main entrance is further defined by an additional fold in the façade, clad with a profiled metallic portal that creates a strong visual contrast and a clear indication of its location.

5.19 A new pedestrian route (along Altrincham Street with Altrincham Square at the west and Hollaway Place on London Road) and the long-term aspiration to reinforce the pedestrian connections to the south side of the Site as part of wider city centre proposals made proposing a pedestrian route though the Site as part of the earlier massing strategy from 2020 irrelevant; this was therefore discounted as part of the current layout.

5.20 Overall, the design of the Proposed Development positions massing away from the proposed buildings, pedestrian routes and public realm (as part of the Sister ID Framework) and instead, places the taller elements of the Proposed Development at the south-eastern and north-western corners, which better relates to the scale and mass of the nearby and existing buildings to the west for better visual continuity, whilst also allowing for maximum space and sunlight at the large, on-Site landscape courtyards.

Materiality

5.21 The materiality of the buildings surrounding the Site is varied, with Manchester's historic red brick tone buildings adopting strong and large façades, which were broken up with subtle bands which often used to express the transition between base, middle and a decorated top.

5.22 As part of the design of the Proposed Development, contrast between the taller and the lower elements was emphasised, done through the choice of material and relief and was developed as opposed to having continues singular colour grade throughout the proposed buildings.

5.23 Therefore, more earthy, darker tones and materials have been used on the lower elements. The proposed towers will utilise lighter tones in order to be visually lighter when viewed from across the city. The tallest elements feature a strong, expressed grid over a reflective glass facade, highlighted in a bronze finish, and the finish of the lower elements follow a natural terracotta tone, complemented by bronze-coloured window frames.

5.24 The proposed colour tones and treatment of the façade create a visual interest whilst incorporating influences (particularly colour tones and façade finishes) from nearby historic buildings in the local area. Overall, this was therefore noted to be the more favoured alternative in terms of townscape and visual effects.

References

[1] The Town and Country Planning Act 1990. Available at: http://www.legislation.gov.uk/ukpga/1990/8/contents [Accessed: 05/11/2025].

[2] Ministry of Housing, Communities and Local Government (Online Resource). Planning Practice Guidance Environmental Impact Assessment. Available at: https://www.gov.uk/guidance/environmental-impact-assessment [Accessed: 05/11/2025].

6. Socio-Economics and Human Health

Introduction

6.1 This Chapter reports the outcome of the assessment of likely significant environmental effects arising from the Proposed Development in relation to socio-economics and human health.

6.2 The Chapter describes the scope of the assessment and assessment methodology, and a summary of the baseline information that has informed the assessment.

6.3 In line with **Chapter 2: Approach to EIA**, the assessment reports on the likely significant environmental effects, the further mitigation measures required to prevent, reduce or offset any significant adverse effects, or further enhance beneficial effects. The conclusions are provided both in terms of the residual effects and whether these are considered significant. The assessment of effects takes into consideration both primary and tertiary mitigation (see **Chapter 2: Approach to EIA** for further details) and is informed by the EIA Scoping process (**Appendix 2.1 - 2.2**) and iterative scoping process where applicable.

6.4 This Chapter, and its associated **Figure 6.1**, is intended to be read as part of the wider ES with particular reference to the introductory Chapters of this ES (**Chapters 1 – 5**).

6.5 In addition, this Chapter should be read in conjunction with **Chapter 15: Assessment of Cumulative Effects**.

Summary of Consultation

6.6 The project team has undertaken an EIA Scoping exercise (described further under the 'Scope of Assessment' section below), which included consultation with MCC and other statutory consultees. The outcomes of this are documented in **Chapter 2: Approach to EIA** and **Appendix 2.1** and **2.2**. No further technical consultation regarding socio-economics and human health has been undertaken, over and above that completed during the EIA Scoping process.

Scope of the Assessment

6.7 An EIA Scoping Report was submitted to MCC on 30th September 2025, as presented as **Appendix 2.1**. The EIA Scoping Opinion was received on 18th November 2025 (**Appendix 2.2**). This section provides confirmation on the scope of the assessment presented within this Chapter following submission of the EIA Scoping Report.

Effects Not Considered to be Significant

6.8 The following effects were not considered significant as part of the EIA Scoping Report and are not considered further in this Chapter:

- Access to primary healthcare facilities;
- Social cohesion and inclusive design;
- Crime reduction and community safety;

- Access to healthy food;
- Access to active travel and sustainable transport options;
- Access to open space and sports and recreation facilities;
- Access to training opportunities; and
- Employment generated during the operational stage.

Effects Considered Likely to be Significant

6.9 The following effects (**Table 6.1**) were considered likely to be significant and are reported within this Chapter:

Table 6.1: Effects Considered Likely to be Significant

Likely Significant Effect	Receptors	Applicable Development Stage
Employment generated	Labour force	Construction
Provision of PBSA	Students requiring accommodation	Operation

Assessment Methodology

Legislative Framework, Policy and Guidance

6.10 There is no relevant legislation or policy stipulating the means through which effects within this Chapter should be assessed.

6.11 The following guidance has informed the assessment of effects within this Chapter:

- Homes and Communities Agency (HCA) (2014) Additionality Guide (4th Edition)[1];
- NHS Healthy Urban Development Unit (HUDU) (2019) Rapid Health Impact Assessment Toolkit (4th edition)[2];
- Institute of Sustainability & Environmental Professionals (ISEP) (2022) Effective Scoping of Human Health in Environmental Impact Assessment[3]; and
- ISEP (2023) Determining Significance for Human Health in Environmental Impact Assessment[4].

Defining the Study Area

6.12 In the absence of guidance or policy available to inform the definition of appropriate study areas for the assessment of socio-economic and human health effects, study areas are defined based on an understanding or relevant socio-economic geographies and the extent to which socio-economic and human health effects are likely to be contained within these geographies. A socio-economic and human health study area plan is included in **Figure 6.1** and shows:

- A **local impact area** defined as the local authority of Manchester. The 2021 Census[5] indicates that 42% people working in Manchester also live within the authority, suggesting reasonable socio-economic containment within this geography. All effects assessed within the Chapter are relevant to analyse at the scale of the local impact area;

- A **wider impact area**, defined as the administrative boundary of the combined authority of Greater Manchester. The 2021 Census found that the vast majority (88%) of people working in Manchester lived within the wider impact area, suggesting a high level of socio-economic containment within this geography. The consideration of wider impact area enables the full extent of employment related effects assessed within this Chapter to be captured.

Background Studies to Inform the ES / Establishing the Baseline

6.13 **Table 6.2** summarises all studies and analysis undertaken to inform the assessment presented within this Chapter.

Table 6.2: Background Studies / Surveys / Evaluations /Analysis

Study / Analysis	Overview	Date of Completion
Desk-based study of publicly accessible socio-economic and human health data	Data obtained to understand prevailing socio-economic and human health conditions.	November 2025
Economic impact modelling exercise	Modelling conducted to establish magnitude of change, level of effect and whether the effect is significant or not.	November 2025

Assessment Process

6.14 There is no overarching guidance which sets out a definitive or preferred methodology for the preparation of assessments of the likely effects of development proposals in terms of socio-economics or human health. However, there are several methodological guides which cover key elements of the assessment. These are drawn upon as appropriate within the assessment, with the HCA Additionality Guide alongside statistical evidence published by organisations such as the Office for National Statistics (ONS) being of particular relevance to the assessment of economic impacts.

6.15 Drawing on the above guidance, the following methodology has been applied:

- **Employment generated during construction:** Gross full-time equivalent (FTE) jobs supported by the construction of the Proposed Development have been estimated by dividing construction costs (provided by the Applicant) by the average annual turnover for construction sector employees in the North West region[6]. This has then been divided by the duration of the construction stage (i.e. number of years) to estimate the average gross FTE jobs supported throughout the construction stage. Allowances are

then made for leakage[a] and displacement[b], respectively, taking into account commuting patterns[7] and standards set out in recognised guidance[8] in order to calculate net FTE jobs. Multipliers[c] have also been applied to estimate indirect and induced employment, drawing on guidance. The extent to which employment supported by the Proposed Development's construction stage impacts upon baseline levels and growth of local construction sector employment in the context of wider economic trends informs its level of effect/significance against this indicator.

- **Provision of PBSA:** The impact of the Proposed Development on the supply of PBSA in the local impact area is considered quantitatively in the context of evidence of need for PBSA in Manchester[9]. Qualitative analysis of the impact on resident health and wellbeing of delivering new PBSA at the Site is also presented, with reference to key health and wellbeing determinants established by the NHS HUDU[10].

Reporting of the Environmental Effect and Significance Criteria

6.16 The assessment of likely significant environmental effects as a result of the Proposed Development has taken into account the construction and operational stage. The following sections define the approach adopted within the assessment for the determination of sensitivity (or value/importance), magnitude of change (or impact), the level of effect and significance.

Determining Sensitivity of Receptor

6.17 The sensitivity of affected receptors has been considered on a scale of **high**, **medium**, **low** or **negligible**.

6.18 The sensitivity of receptors is determined through comparison with wider city-regional and national trends. Consideration is also given to the priority and value attributed to specific receptors in strategy and policy terms. The assessment is based on professional judgement.

6.19 In the absence of industry wide guidance on assessing the significance of socio-economic and human health effects, **Table 6.3** provides a general overview of the sensitivity criteria which have been applied in the assessment. Given the broad range of effects assessed within the Chapter, it is not possible to define specific criteria that would be applicable across all receptors. The sensitivity of each specific receptor is therefore discussed and justified in turn within the 'Assessment of Effects, Secondary Mitigation and Residual Effects' section of this Chapter, based on these general principles.

[a] Leakage is defined by the HCA Additionality Guidance as *'the proportion of outputs that benefits those outside of the invention's target area or group'.* For example, the number of jobs which would be held by those living outside of the respective impact areas.

[b] Displacement is defined by the HCA Additionality Guidance as *'the proportion of intervention outputs/outcomes accounted for by reduced outputs/outcomes elsewhere in the target area'.*

[c] Multipliers are defined by the HCA Additionality Guide as *'Further economic activity (jobs, expenditure and income) associated with additional local income and local supplier purchases'.*

Table 6.3: Definition of sensitivity of receptors

Sensitivity	Definition
High	Receptor of national importance, with little ability to absorb, adapt to or recover from change.
Medium	Receptor of regional or local importance, with medium ability to absorb adapt to or recover from change.
Low	Receptor of local importance, with some ability to absorb, adapt to or recover from change.
Negligible	Receptor of limited or no importance.

Determining the Magnitude of Change

6.20 The magnitude of change has been considered as the change experienced from the current baseline conditions at the sensitive receptor and has been considered on a scale of **large**, **medium**, **small** or **negligible**.

6.21 In the absence of industry-wide guidance on assessing the magnitude of change with respect to socio-economic and human health effects, **Table 6.4** provides a general overview of the criteria applied in the assessment.

6.22 To determine magnitude, the absolute impact attributable to the Proposed Development is benchmarked (where relevant) against the average annual rate of change in the corresponding socio-economic and human health characteristics or baseline.

Table 6.4: Definition of magnitude of change

Magnitude	Definition
Large	The change will result in substantial difference from baseline conditions, and is likely to affect large numbers of people and / or businesses over the long term.
Medium	The change will result in a notable difference from baseline conditions, and is likely to affect a reasonable number of people and / or businesses over a medium duration.
Small	The change will result in a perceptible difference from baseline conditions, and is likely to affect a small number of people and / or businesses over a short duration.
Negligible	The change does not result in variation beyond baseline conditions, and is unlikely to measurably affect people and / or businesses.

Determining the Level of Effect

6.23 The level of effect has been informed by the magnitude of change due to the Proposed Development and the evaluation of the sensitivity of the affected receptor. The level of effect has been determined using professional judgement and **Table 6.5** has been a tool which has assisted with this process.

6.24 Whilst **Table 6.5** provides ranges, the level of effect is confirmed as a single level and not a range, informed by professional judgement. For each effect, it has been concluded whether the effect is '*beneficial*' or '*adverse*'.

Table 6.5: Matrix to Support Determining the Level of Effect

		Sensitivity (or value / importance)			
		High	Medium	Low	Negligible
Magnitude of Change	Large	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

6.25 The following terms have been used to define the level of the effects identified and these can be 'beneficial' or 'adverse':

- **Major effect**: where the Proposed Development is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity;
- **Moderate effect**: where the Proposed Development is likely to cause either a considerable change from the baseline conditions at a receptor which has a degree of adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability;
- **Minor effect**: where the Proposed Development is likely to cause a small, but noticeable change from the baseline conditions on a receptor which has limited adaptability, tolerance or recoverability or is of the highest sensitivity; or where the Proposed Development is likely to cause a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change or/and can recover from the change; and
- **Negligible**: where the Proposed Development is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor which is not considered sensitive to a change.

6.26 The duration of the effect has been assessed as either 'short-term', 'medium-term' or 'long-term'. Short-term is considered to be up to 1 year, medium-term is considered to be between 1 and 10 years and long-term is considered to be greater than 10 years.

Determining Significance

6.27 For each effect, a statement has been made as to whether the level of effect is '**Significant**' or '**Not Significant**'. This determination has been based on professional judgement and/or relevant guidance/legislation where applicable.

6.28 Significance has only been concluded for residual effects (i.e. following the identification of secondary mitigation).

Baseline Conditions

Economic Activity and Employment

6.29 Gaining fulfilling employment can have notable economic and wellbeing benefits for both individuals and society. This is exemplified by the fact that health expenditure on an unemployed person is reported to be double the average expenditure per person, given that an individual's overall health and wellbeing, in terms of physical and mental health, is strongly associated with being in fulfilling and stable employment[11].

6.30 OHID research[12] (originally published as PHE) highlights the following benefits of having necessary skills to obtain employment:

- Employment is generally the key means to obtaining adequate economic resources, which are essential for material wellbeing and full participation in society; and
- Work also meets important psychological needs in societies where employment is the norm and is central to individual identity, social roles and social status, with employment and socio-economic status being among the main drivers of health outcomes.

6.31 Whilst conversely, this research indicates that a lack of skills and unemployment:

- Causes the loss of regular income, the material and psychological impacts of which contributes to the link between unemployment and poor health;
- Causes additional psychological stressors related to status and self-esteem, identity and the loss of a core role in life, which impact on health;
- Is also associated with unhealthy behaviours, including increased smoking and alcohol consumption and decreased physical exercise; and
- Can have effects beyond the individual directly affected, with evidence suggesting that financial difficulties or associated stress can increase the risk of poor mental health among families of those who are unemployed.

6.32 The ONS regularly monitors national wellbeing, and its research[13] highlights a correlation between unemployment and people's experiences of feelings of loneliness. Higher unemployment rates in an area are linked to higher loneliness rates and poses a threat to people's economic means as well as their health and wellbeing.

6.33 As such, NHS HUDU guidance[14] identifies income and employment and access to work and training as key determinants of human health. Similarly, ISEP guidance[15] highlights

'employment and income' as a relevant human health-related effect for consideration within EIA.

6.34 Analysis of economic activity, employment and unemployment rates provides an indication of the latent labour force either currently unemployed or available to start work immediately. Over the year July 2024 – June 2025, the ONS's Annual Population Survey (APS)[16] indicates that economic activity rates amongst the resident working-age population of the local and wider impact areas of Manchester and Greater Manchester (77% and 75% respectively) are lower than the activity rates in England as a whole (79%). Similarly, the employment rate in the local and wider impact areas (70% and 72% respectively) were also lower than the rate in England as a whole (76%)[17].

6.35 The latest Claimant Count data published by the ONS[18] provides an up-to-date record of the number of people currently claiming benefits principally for the reason of being unemployed. This indicates that as of September 2025, there were c. 25,320 people in Manchester claiming out-of-work benefits, accounting for 6.2% of the resident working-age population. The number of claimants extends to circa 94,230 across Greater Manchester (5.0% of the working-age population)[19]. These proportions are higher than the rates recorded nationally (4.1%).

6.36 Analysis of ONS data regarding Jobseeker's Allowance (JSA) claimants (a sub-set of the above, which also captures the majority now claiming Universal Credit) highlights that 120 people in Manchester were recorded as specifically seeking employment in construction-related trades in September 2025, rising to c. 455 across Greater Manchester. This indicates that there is an available construction workforce both locally and in the wider area[20].

6.37 The Government has expressed its intention to deliver a "new growth-focused approach"[21] to planning and the economy. As such, the delivery of new employment opportunities is considered a local and national policy priority as an essential component of economic recovery, and is intended to "kickstart economic growth" and deliver the infrastructure that the country needs.

6.38 The need for new jobs and a boost to pay and living standards also remain of vital importance in the current context of inflationary pressures and the ongoing cost-of-living crisis; whilst the proportion of adults reporting an increase in their cost of living has fallen since peaking in October 2022, a September 2025 ONS survey indicates that 65% of adults nationally reported that their cost of living had increased compared to the previous month, with the most commonly reported reason remaining the price of their food shop (95%)[22].

Labour Market and Industry

6.39 The latest (2024) ONS Business Register and Employment Survey (BRES)[23] recorded that the local impact area of Manchester supported a total of c. 457,370 workforce jobs. The wider Greater Manchester area supported a total of circa 1.5 million jobs.

6.40 As of 2019, Manchester supported c. 412,970 jobs, indicating growth of 44,400 jobs during the 5-year period to 2024, equating to total growth of 11% and an average increase of c. 8,880 jobs per annum. Employment in the wider impact area of Greater Manchester grew by 109,750 jobs during this time (8% growth overall), equating to average creation of an additional c. 21,950 jobs per annum.

6.41 BRES data indicates that Manchester supported employment for 10,000 people in the construction sector as of 2024. This equates to 2.2% of total employment in the area, which is lower than the sector's 4.8% contribution to the total workforce across the Greater Manchester area (circa 72,000 construction jobs).

6.42 The number of construction jobs in Manchester as of 2024 is above the 2019 levels (at 2,000 jobs higher, an annual growth of 400 jobs per annum). Employment in the sector did albeit fluctuate during the intervening period; for example, peaking at 11,000 jobs in 2021, before falling again in subsequent years. Construction employment in Greater Manchester has also fluctuated over the past 5 years, and as of 2024 stands at 10,000 jobs higher than recorded in 2019, an annual growth of 2,000 jobs per annum.

6.43 Key employment sectors in Manchester as of 2024 include those in professional, scientific & technical industries (accommodating 61,000 jobs, 13% of total employment); health (54,000, 12%); business administration & support services (52,000, 11%); and education (43,000 jobs, 9% of total employment).

PBSA

6.44 A person's ability or otherwise to access housing which is of good quality, is affordable and which meets their needs can have a significant impact on their physical and mental health. As outlined in OHID guidance[24] (originally published as PHE), there are risks to an individual's health associated with living in:

- A cold, damp, or otherwise hazardous home (an unhealthy home);
- A home that does not meet the household's needs due to risks such as being overcrowded or inaccessible to a disabled or older person (an unsuitable home); and
- A home that does not provide a sense of safety and security, including precarious living circumstances and/or homelessness (an unstable home).

6.45 Poor housing conditions have all been shown to be associated with physical illnesses including eczema, hypothermia and heart disease, with respiratory health also having been shown to be particularly affected. Poor physical conditions can also negatively impact on mental health, due to the stress caused by living in insecure, overcrowded, cold, polluted or damp conditions[25]. Research commissioned by Shelter[26] reported 20% of English adults surveyed stated that a housing issue had negatively impacted upon their mental health in the last 5 years.

6.46 The above is also significant in the context of student housing, given that 2023 research[27] investigating the experiences of students in the private rented sector indicated that:

- 54% have experienced damp or mould on walls or ceilings in their current accommodation;
- 57% have experienced condensation in their current accommodation;
- 49% say their accommodation is poorly insulated / draughty;
- 70% say they limit the length of time they have their heating on to save money on energy bills;

- 12% have been unable to pay their energy bills at the final reminder;
- 59% say they have felt uncomfortably cold in their current accommodation; and
- 48% who say they've felt uncomfortably cold say it makes them feel anxious or depressed.

6.47 As such, 'Housing Quality and Design' is included as a key determinant of health by the NHS HUDU Rapid HIA Tool[28]. Similarly, ISEP guidance[29] highlights 'housing' as a relevant human health-related effect for consideration when scoping EIA.

6.48 Evidence on the demand for PBSA in Manchester was presented to MCC's Executive Committee in May 2023[30]. The report identified need for between 5,440 to 11,320 additional bedspaces up to 2030, and concluded that demand for PBSA city-wide equated to a need for 750 new bed spaces per annum up to 2030. This reflects an under-provision in the city relative to the size of its student population, with the report affirming that there is a clear need for additional PBSA in Manchester. It is also noted that the Site is identified by the report ('IQ Masterplan Charles Street') as one of 20 sites that could contribute towards meeting PBSA need in Manchester during this period.

6.49 Further industry analysis[31] of PBSA need conducted in 2024 suggests that Manchester's shortfall in PBSA could extend to c. 16,000 bedspaces, and therefore need is potentially higher still than the MCC's assessment of requirements for this type of accommodation.

6.50 Analysis conducted by Cushman and Wakefield[32] in support of this planning application suggests that the Manchester pipeline stands at 14,182 bed spaces of which 10,062 (around 71%) have been approved. However, it is important to note that not all beds in the pipeline represent a net addition. Once redevelopments are considered, the net additional figure reduces to c. 10,470 bed spaces – around 74% of the total pipeline (proposed and approved). The net additional contribution from just the approved schemes is also likely to be lower. For example, where the existing bedspaces at the approved Cambridge Halls scheme (MCC Planning application reference: 142888/FO/2025) are taken into account, the net additional supply from approved schemes reduces to around 9,290[d]. Furthermore, the analysis suggests that not all approved schemes may be delivered to the market. It is estimated that 2,747 beds are currently under construction, with a total of 1,733 beds anticipated to open for the 2025/26 academic year.

Future Baseline

Employment

6.51 It is anticipated that the Proposed Development will be delivered over a 7-year period between 2027 (the estimated commencement of site preparation), with Phase A construction being completed and the development opening for the academic year 2031/32. Phase B construction is anticipated to commence in 2031, being completed for the academic year 2034/35. The below, therefore, summarises (where possible) Experian's latest employment forecasts[33] (at time of writing) for the future baseline at the commencement of

[d] Cambridge Halls was granted planning permission under application reference 142888/FO/2025. The approved scheme proposes a total of 2,302 bed spaces, representing a net uplift of 1,531 bed spaces.

the construction stage (including demolition) and the anticipated date of full completion/operation.

6.52 Between 2027 (commencement of construction) and 2034 (completion and full operation):

- Total FTE employment is forecast to decrease by 0.1% in Manchester, and to increase by 0.2% across Greater Manchester as a whole; and
- Construction sector FTE employment is forecast to decrease by 4.4% in Manchester, and by 2.4% across Greater Manchester as a whole.

6.53 Without development in this location, there is not expected to be any impact on employment in the local and wider impact areas beyond that which would ordinarily occur under the conditions of prevailing baseline trends.

Primary and Tertiary Mitigation

Construction Stage

6.54 No primary or tertiary mitigation has been evaluated as part of the construction stage assessment.

Operational Stage

6.55 No primary or tertiary mitigation has been evaluated as part of the operational stage assessment.

Assessment of Effects, Secondary Mitigation and Residual Effects

Construction Stage

Employment generated during construction

6.56 Based on estimated construction costs (provided by the Applicant), and the average turnover per employee per annum in the construction sector in the North West[34], it is estimated that the Proposed Development has the capacity to support circa 1,550 'person-years' of direct employment within the construction sector. Over the course of a 7-year build period, this equates to an average of 220 FTE on- and off-Site construction jobs during the construction stage.

6.57 Of the new construction jobs created, not all will be additional to the local and wider impact area. A proportion of jobs will be taken by those living across the UK, outside of the respective local and wider impact areas of Manchester and Greater Manchester (referred to as 'leakage'), and a proportion of jobs will be taken by those who, in the absence of the Proposed Development, could otherwise be working on alternative construction projects locally (referred to as 'displacement').

6.58 Following the application of appropriate assumptions for leakage[35] and displacement[36] (respectively in line with guidance and published data[37]), it is estimated that 150 FTE jobs will be directly supported across Greater Manchester, of which 70 FTE jobs are likely to be taken by those living in the local impact area of Manchester.

6.59 The beneficial economic impacts will extend beyond construction employment to include the generation of indirect benefits for the local economy. Investment will generate considerable

expenditure on construction materials, goods and other services which will be purchased from a wide range of suppliers. This expenditure has far-ranging benefits both locally and further afield as it filters down the supply chain, and via the induced impacts of employment, through onward expenditure.

6.60 The result is that the initial investment is amplified in an economic 'multiplier' effect with linked benefits in terms of generated expenditure spent locally on goods and services. This will bring indirect employment and financial benefits for local individuals and firms involved in the skilled construction trades and associated professions. It could also help to sustain employment within this sector across the local and wider economy. Based on the application of appropriate multipliers[38], based on published guidance[39], it is estimated that construction could support a further 50 FTE jobs across Greater Manchester via indirect and induced effects, including contracts within the supply chain, salaries and onward expenditure, inclusive of 20 FTE jobs in the local impact area.

6.61 The total net additional employment impact describes the sum of direct and indirect / induced employment effects. Therefore, the assessment finds that a total of 200 net additional FTE positions could be generated each year across Greater Manchester, inclusive of 80 jobs in Manchester.

6.62 Construction stage employment impacts are summarised in **Table 6.6**.

Table 6.6: Construction Stage Employment

	Local Impact Area	Wider Impact Area
Person-years of employment	1,550	
Construction period (years)	7	
Gross FTE employment	220	
Direct net additional FTE employment	70	150
Indirect / induced net additional FTE employment	20	50
Total net additional FTE employment	**80**	**200**

Note: Figures rounded to the nearest 10. Figures may not sum due to rounding.

Source: Turley Economics, 2025

6.63 The sensitivity of the labour force in the local and wider impact areas is considered to be high, given the number of people claiming JSA and other unemployment-related benefits who are seeking work in the construction sector in the local and wider impact areas. This also reflects a heightened sensitivity in the context of inflationary pressures and ongoing cost-of-living crisis as well as the importance of employment and income as determinants of human health.

6.64 As set out in the baseline section, employment in the construction sector grew by 2,000 jobs in the local area and by 10,000 jobs in the wider impact area over the period to 2019-2024 (an average rate of growth of 400 and 2,000 additional jobs per annum respectively). The 220 gross direct construction jobs (150 of which will be net additional to residents of the wider impact area, including 70 for Manchester residents) generated by the Proposed

Development will therefore contribute towards sustaining rates of employment in the sector going forwards, albeit over a temporary, medium-term period. On this basis, whilst beneficial, the magnitude of change is considered to be small, relative to baseline indicators regarding local construction employment.

6.65 Therefore, there is likely to be a direct, temporary, medium-term, beneficial effect which is considered to be minor.

Secondary Mitigation or Enhancement

6.66 No secondary mitigation or enhancement is required.

Residual Effect

6.67 In the absence of secondary mitigation, the residual effect for the labour force is the same as that reported in the pre-mitigation scenario.

Significance

6.68 This effect is considered to be **Not Significant**.

Operational Stage

Provision of PBSA

6.69 The addition of 2,511 PBSA bedspaces (accommodating an equivalent number of residents) – equating to a net on-Site uplift of 1,983 bedspaces and residents – at the Proposed Development would represent a notable scale of delivery against the existing need for PBSA city-wide in Manchester, which was estimated at MCC's last count as at least 5,440 bedspaces (and potentially up to 11,320) over the period to 2030. The scale of net additional provision to be delivered by the Proposed Development would equate to between 18% and 36% of the overall need to 2030, as most-recently estimated by MCC.

6.70 Further to this quantitative increase, the new provision will also contribute to a qualitative uplift in terms of the standard of student accommodation provision for students in Manchester. New PBSA will ensure that students are accommodated within housing of high environmental and accessibility standards, which – as set out in the baseline section – are key aspects which contribute to a healthy home, as defined by the NHS HUDU[40].

6.71 As highlighted by MCC's Core Strategy Policy H12[41], PBSA should be close to the University campuses or within areas with high frequency public transport routes.

6.72 The Proposed Development's location and wider site design means that it will be well-placed to deliver health and wellbeing benefits to its student residents. The Site location benefits from easy access to both University of Manchester (UoM) and Manchester Metropolitan University (MMU) campuses, both located within 300-500m south-west of the Site. The Site is also in close proximity to a wide range of services, amenities and sustainable transport options located in the Oxford Road Corridor and city centre that will be available for residents.

6.73 The sensitivity of students requiring accommodation in the local impact area is considered to be high, given the identified deficit of provision of PBSA city-wide in Manchester. This level of sensitivity also acknowledges the importance of a person's housing situation to their health and wellbeing, with this being a particularly salient issue in terms of student housing. The magnitude of change is considered to be large, given that the Proposed Development's 2,511

new (1,983 net) PBSA bedspaces will deliver a permanent uplift to provision in Manchester (equivalent to at least 18%, and potentially as much as 36%, of MCC's identified additional PBSA need over the period to 2030). The new PBSA will provide high-quality, healthy homes for students that result in a notable qualitative enhancements to PBSA supply and which are designed to align with wider positive wellbeing determinants, such as safety, social cohesion and access to amenities and services.

6.74 Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be major.

Secondary Mitigation or Enhancement

6.75 No secondary mitigation or enhancement is required.

Residual Effect

6.76 In the absence of secondary mitigation, the residual effect for students requiring accommodation is the same as that reported in the pre-mitigation scenario.

Significance

6.77 This effect is considered to be **Significant**.

Limitations and Assumptions

6.78 To ensure transparency within the EIA process, the following limitations and assumptions have been identified.

- In the absence of specific policy or guidance relating to the consideration of socio-economic and human health effects (e.g. regarding the definition of the study area, sensitivity of receptors, magnitude of change, level of effect and significance), the assessment has been informed by professional judgement.

- The assessment relies on secondary survey data such as the 2021 Census[42] and BRES[43]. Each data source has methodological limitations related to data collection and surveys only represent the socio-economic context at a specific point in time. In particular with regard to the 2021 Census, it should be noted that responses were collected during the Covid-19 pandemic, during which time rates of home-working increased substantially. Whilst the ONS therefore advises exercising caution in the use of 2021 Census travel-to-work data, it should be noted that the rate of labour force containment for Manchester reported by the 2011 Census was 38%[44], and therefore only slightly lower than the 42% subsequently recorded in the 2021 Census[8]. It is therefore considered that 2021 Census data represents a robust basis for the purposes of establishing suitable worst-case (i.e. greatest leakage) economic impact areas; and

- The future baseline and assessment of future effects relies on employment forecast data drawn from Experian[45]. There are known uncertainties related to using trend-based analysis (especially in the current context of economic uncertainty caused by factors such as global inflationary pressures and the cost-of-living crisis); however, the use of such forecasts is considered appropriate for drawing conclusions about how the economy and labour market might change in the future.

Summary

6.79 **Table 6.7** provides a summary of the effects, receptors, residual effects and conclusions of significance considered within the Chapter.

6.80 The table only provides a summary of the residual effects identified within the assessment and details of all primary, secondary and tertiary mitigation that has been taken into account is set out in detail within the Chapter and summarised within Environmental Management Plan included within **Volume 3: Environmental Management Plan**.

Table 6.7: Summary of Residual and Significant Effects

Effect	Receptor	Residual Effect	Is the Effect Significant?
Construction Stage			
Employment generated during construction	Labour force	Minor beneficial	No
Operational Stage			
Provision of PBSA	Students requiring accommodation	Major beneficial	Yes

References

[1] Homes & Communities Agency (2014). Additionality Guide (4th Edition)
[2] NHS Healthy Urban Development Unit (HUDU) (2019). Rapid Health Impact Assessment Toolkit (4th Edition)
[3] ISEP (2022). Effective Scoping of Human Health in Environmental Impact Assessment
[4] ISEP (2023). Determining Significance of Human Health in Environmental Impact Assessment
[5] ONS via Nomis (2025) Census 2021
[6] Department for Business and Trade (2025). Business Population Estimates 2025: North West
[7] ONS (2025). 2021 Census, Origin-destination data
[8] Homes & Communities Agency (2014). Additionality Guide (4th Edition)
[9] Manchester City Council (2023) Purpose Built Student Accommodation: Supply and Demand Update
[10] NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Toolkit (4th Edition)
[11] Department for Work & Pensions (2010). The Department for Work and Pensions Social Cost-Benefit Analysis framework
[12] Public Health England (2015). Local Action on Health Inequalities: Increasing Employment Opportunities and Improving Workplace Health
[13] ONS (2021). Opinions and Lifestyle Survey
[14] NHS Healthy Urban Development Unit (2019). Rapid Health Impact Assessment Toolkit (4th Edition).
[15] ISEP (2022). Effective Scoping of Human Health in Environmental Impact Assessment.
[16] ONS via Nomis (2025). Annual Population Survey: July 2024 – June 2025
[17] Ibid.

[18] ONS via Nomis (2025). Claimant Count: September 2025
[19] Ibid.
[20] ONS via Nomis (2025). Jobseeker's Allowance by Occupation: September 2025
[21] Speech by the Chancellor, The Rt Hon Rachel Reeves MP, on 8 July 2024
[22] ONS (2025) 'Public opinions and social trends, Great Britain: September 2025' [Online]. Available at: https://www.ons.gov.uk/peoplepopulationandcommunity/wellbeing/bulletins/publicopinionsandsocialtrendsgreatbritain/september2025
[23] ONS via Nomis (2025). Business Register and Employment Survey: 2024
[24] Public Health England (2017) Guidance: Improving health through the home.
[25] Shelter (2013) People living in bad housing – numbers and health impacts.
[26] Shelter (2017) The Impact of Housing Problems on Mental Health.
[27] Students Organising for Sustainability (2023) 'Homes Fit for Study' [Online]. Available at: https://www.sos-uk.org/research/homes-fit-for-study
[28] NHS Healthy Urban Development Unit (HUDU) (2019), Rapid Health Impact Assessment Toolkit (4th Edition)
[29] ISEP (2022) Effective Scoping of Human Health in Environmental Impact Assessment
[30] Manchester City Council (2023) Purpose Built Student Accommodation: Supply and Demand Update
[31] Midollo (2024) The Battle for Beds: Tackling Manchester's Purpose-Built Student Accommodation Crisis
[32] Cushman & Wakefield (2025) Weston Halls and Pendulum Hotel: Student Need Assessment
[33] Experian (2025) Local Market Forecasts Quarterly: June 2025
[34] Department for Business and Trade (2025) Business Population Estimates 2025: North West.
[35] In line with 2021 Census data, leakage rates of 60% and 10% are applied at the respective scales of the local (Manchester) and wider (Greater Manchester) impact areas.
[36] In line with HCA guidance, a 'low' (25%) rate of displacement is applied at the scale of all impact areas.
[37] ONS (2025) 2021 Census: Origin-destination data.
[38] Drawing on HCA guidance, multipliers of 1.25 and 1.35 applied at the respective scales of the local and wider impact areas.
[39] Homes and Communities Agency (2014) Additionality Guide (4th Edition).
[40] NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Toolkit (4th Edition)
[41] Manchester City Council (2012) Core Strategy, page 128
[42] ONS via Nomis (2025) Census 2021.
[43] ONS via Nomis (2025) Business Register and Employment Survey: 2024
[44] ONS via Nomis (2025) Census 2011: WU01UK - Location of usual residence and place of work by sex
[45] Experian (2025) Local Market Forecasts Quarterly: June 2025.

7. Built Heritage

Introduction

7.1 This Chapter reports the outcome of the assessment of likely significant environmental effects arising from the Proposed Development in relation to Built Heritage.

7.2 The Chapter describes the technical consultation that has been undertaken during the EIA, the scope of the assessment and assessment methodology, and a summary of the baseline information that has informed the assessment.

7.3 In line with **Chapter 2: Approach to EIA**, the assessment reports on the likely significant environmental effects, the further mitigation measures required to prevent, reduce or offset any significant adverse effects, or further enhance beneficial effects. The conclusions are provided both in terms of the residual effects and whether these are considered significant. The assessment of effects takes into consideration both primary and tertiary mitigation (see **Chapter 2: Approach to EIA** for further details) and is informed by the EIA Scoping process (**Appendix 2.1 - 2.2**) and iterative scoping process where applicable.

7.4 This Chapter, and its associated **Figure 7.1** and **Appendix 7.1**), is intended to be read as part of the wider ES with particular reference to the introductory Chapters of this ES (**Chapters 1 – 5**), as well as **Chapter 8: Townscape and Visual**.

7.5 In addition, this Chapter should be read in conjunction with **Chapter 15: Assessment of Cumulative Effects**.

Summary of Consultation

7.6 **Table 7.1** provides an overview of the consultation that has been undertaken to inform the Proposed Development and EIA, including the consideration of likely significant effects and the methodology for assessment.

Table 7.1: Summary of Consultation

Body / Organisation	Contact	Date and Form of Consultation	Summary
Historic England	Inspector of Historic Buildings and Areas	Meeting 11/09/2025	Pre-application meeting to introduce the Site and seek feedback on the emerging proposals.
Manchester City Council (MCC)	Case Officer	Pre Application Meeting 01/10/25	Agreement of viewpoint locations, if Historic England were also satisfied.
Historic England (HE)	Inspector of Historic Buildings and Areas	Meeting 15/10/2025 followed by written	HE requested an additional viewpoint from the entrance to Oxford Road Station, in order to assess the view towards the Site with the

Body / Organisation	Contact	Date and Form of Consultation	Summary
		response 4/11/2025. Additional pre-application feedback received on 5/12/25	Former Refuge Assurance Company Offices (Grade II* listed building) in the foreground. HE confirmed in their letter dated 5/12/25 that the focus of their advice was on the setting of the Whitworth Conservation and the setting of the grade II* listed buildings on Whitworth Street and Oxford Road. They concluded that the Proposed Development would alter the setting of some parts of the Whitworth Street Conservation Areas and how the grade II* listed buildings are experienced from some directions. However, based on their remit, they were satisfied that the impact on the historic environment was likely to be limited. They once again requested an additional viewpoint at the entrance to Oxford Road Station in order to assess the view towards the Site with the Former Refuge Assurance Offices in the foreground.

Scope of the Assessment

7.7 An EIA Scoping Report was submitted to MCC on 30th September 2025, as presented as **Appendix 2.1**. The EIA Scoping Opinion was received on 18th November 2025 (**Appendix 2.2**). This section provides confirmation on the scope of the assessment presented within this Chapter following submission of the EIA Scoping Report.

Effects Not Considered to be Significant

7.8 The following effects were not considered significant as part of the EIA Scoping Report and are not considered further in this Chapter:

- Impact on the significance of designated heritage assets (see **Appendix 2.1: EIA Scoping Report**) as a result of change within their setting; and

- Impact on the significance of non-designated heritage assets (see **Appendix 2.1: EIA Scoping Report**) as a result of change within their setting.

Effects Considered Likely to be Significant

7.9 The following effects are considered elsewhere in the ES:

- Townscape and visual effects of the Proposed Development (see **Chapter 8: Townscape and Visual**).

7.10 The following effects (**Table 7.2**) were considered likely to be significant and are reported within this Chapter:

Table 7.2: Effects Considered Likely to be Significant

Likely Significant Effect	Receptors	Applicable Development Stage
Impact on the heritage significance (character and appearance) of conservation areas, as a result of change within their setting	Whitworth Street Conservation Area	Construction / Operation
Impact on the heritage significance of listed buildings, as a result of change within their setting	Former Refuge Assurance Company Offices (grade II* listed building) Manchester South Junction and Altrincham Railway Viaduct (grade II listed building) Orient House (grade II listed building) Granby House (grade II listed building) Lass O' Gowrie Public House (grade II listed building) Renold Building, UMIST Campus (grade II listed building) India House (grade II* listed building) Lancaster House (grade II* listed building) Asia House (grade II* listed building) Manchester House (grade II listed building) Institute of Science and Technology (grade II listed building)	Construction / Operation
Impact on the heritage significance of non-designated heritage assets, as a result of	Jackson Street Mills (UMIST Campus) Wright Robinson Hall and Barnes Wallis Building	Construction / Operation

Likely Significant Effect	Receptors	Applicable Development Stage
change within their setting	Chemical Engineering Pilot Plan (Morton Laboratory) Mathematics and Social Sciences Building	

Assessment Methodology

Legislative Framework, Policy and Guidance

7.11 The following legislation and policy has informed the assessment of effects within this Chapter, and is detailed further in **Appendix 7.1**:

- The Planning (Listed Buildings and Conservation Areas) Act 1990[1];
- National Planning Policy Framework (NPPF) 2025[2] and supporting National Planning Policy Guidance (PPG) 2023[3];
- Places for Everyone Joint Development Plan Document 2024[4]; and
- Manchester Core Strategy and saved Citywide Development Control Policies[5].

7.12 The following guidance has informed the assessment within the Heritage Assessment (**Appendix 7.1**), which in turn informs the assessment of likely significant effects within this Chapter:

- Historic England (2015) Good Practice Advice Note 2, Managing Significance in Decision Taking in the Historic Environment[6];
- Historic England (2017) Good Practice Advice Note 3, The Setting of Heritage Assets[7];
- Historic England (2019) Advice Note 12, Statements of Heritage Significance[8];

Defining the Study Area

7.13 A Study Area of 500m from the Site boundary has been defined following a site visit and inspection of designated and non-designated heritage assets with potential to experience significant environmental effects. A Zone of Theoretical Visibility (ZTV) (Figure 6 of **Appendix 8.1**) has been prepared and this shows that there is potential visibility extending beyond 500m. However, at these extended distances, the Proposed Development would increasingly appear as a backdrop and be experienced within an existing city centre context that already includes buildings of increased height, scale and mass. It is not considered likely that heritage assets beyond the 500m study area would experience significant environmental effects. This and the following factors has informed definition of the Study Area:

- The nature and scope of the Proposed Development;
- The proximity of heritage assets to the Site;

- The degree of inter-visibility between the heritage assets and the Site, taking into consideration, for example, changes in topography as well as interposing townscape and landscape features; and

- The significance of the relevant heritage assets and the contribution made by their setting.

7.14 The ZTV (Figure 6 of **Appendix 8.1**) indicates that the Proposed Development may be visible from beyond the 500m Study Area but due to distance, heritage assets in these areas are unlikely to experience significant environmental effects. Where the Proposed Development is visible, it will be experienced as part of the wider city centre context or skyline and in combination with existing tall buildings. There are no known historic or functional associations with assets beyond the Study Area that would suggest there will be an impact.

7.15 Site visits, together with consideration of the above factors has affirmed that the proposed 500m Study Area is appropriate. The designated and non-designated heritage assets within the Study Area with potential to experience significant environmental effects are considered and evaluated below. These and all other heritage assets within the Study Area are illustrated on the Heritage Asset Plan at **Figure 7.1.**

Background Studies to Inform the ES / Establishing the Baseline

7.16 **Table 7.3** summarises all studies/surveys/analysis/evaluations undertaken to inform the assessment presented within this Chapter.

Table 7.3: Background Studies / Surveys / Evaluations /Analysis

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Zone of Theoretical Visibility (ZTV) in VU city	Initial VU city modelling of ZTV based on anticipated height of Proposed Development.	August 2025
Zone of Theoretical Visibility (ZTV)	Modelling of ZTV based on maximum anticipated height of Proposed Development.	October 2025
Site visits	Inspections of the Site and heritage assets within the Study Area.	2020, 2022 and September and October 2025
Heritage Assessment	Assessment of the heritage significance of designated and non-designated heritage assets within a 500m study area with the potential to be affected by the Proposed Development and assessment of the potential impacts of the Proposed Development on their significance.	September to November 2025

Assessment Process

7.17 In the absence of specific prescribed criteria for the assessment of impacts on built heritage, the methodology for establishing the relative value or importance of heritage assets; the magnitude of change; and the significance of effect is drawn from the Highways England Design Manual for Roads and Bridges[9]. This assessment has been informed by Historic England 'Good Practice Advice Note 2[10] and 3[11].

7.18 Analysis has been supported by the findings from Site visits. Site inspections sought to gauge the potential effects of the Proposed Development on heritage assets, judge their relative heritage significance and importance within any grouping, and also how sensitive the understanding and appreciation of their heritage significance would be to change. The Zone of Theoretical Visibility (ZTV) and verified visualisations have informed the judgements made.

Reporting of the Environmental Effect and Significance Criteria

7.19 The assessment of likely significant environmental effects resulting from the Proposed Development has taken into account the construction and operational stage. The following sections define the approach adopted within the assessment for the determination of sensitivity (or value/importance), magnitude of change (or impact), and the level of effect and significance.

Determining Sensitivity of Receptor

7.20 The sensitivity of affected receptors has been considered on a scale of **high**, **medium**, **low** or **negligible**.

7.21 The heritage significance (value or importance) of the heritage assets (receptors) is defined on the basis of **Table 7.4** which has been informed by the DMRB and an understanding and appreciation of the heritage significance of each asset and the contribution setting makes to that significance. This has been undertaken in accordance with Historic England guidance and informed by site visits, research and professional opinion. The Heritage Assessment (**Appendix 7.1**) establishes the heritage baseline and heritage significance of the heritage assets and this has informed judgements on the sensitivity of the receptor.

Table 7.4: Determining the Sensitivity of the Receptor

Sensitivity	DMRB Definition	Asset Type
High	High importance and rarity, national scale and limited potential for substitution	Scheduled monuments with standing remains Registered battlefields Grade I and II* listed buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical association not adequately reflected in the listing grade Grade I and II* registered parks and gardens Conservation areas containing very important buildings
Medium	Medium or high importance and rarity,	Grade II listed buildings

Sensitivity	DMRB Definition	Asset Type
	regional scale, limited potential for substitution	Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association Grade II registered parks and gardens Conservation areas containing important buildings Historic townscape or built-up areas with historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
Low	Low or medium importance and rarity, local scale	'Locally listed' buildings and landscapes Historic (unlisted) buildings of modest quality in their fabric or historical association Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
Negligible	Very low importance and rarity, local scale	Assets of no architectural or historic note; buildings of an intrusive character

Determining the Magnitude of Change

7.22 The magnitude of change has been considered as the change experienced from the current baseline conditions at the sensitive receptor and has been considered on a scale of **large**, **medium**, **small** or **negligible**.

7.23 The magnitude of change to heritage assets is assessed using the criteria outlined in **Table 7.5**. The terminology used in **Table 7.5** (large, medium, small or negligible) differs to the DMRB (major/large, moderate/medium, minor/small), however it has been adopted to ensure consistency across the ES.

Table 7.5: The Magnitude of Change to Heritage Assets*

Magnitude of Change	Definition
Large	Change to key historic building elements, such that the asset is totally altered and much of its heritage significance is lost. Substantial change within the setting of an historic building leading to considerable loss of heritage significance of the asset
Medium	Change to many key historic building elements, such that the asset is clearly modified and there is some loss of heritage significance. Change within the setting of an historic building leading to some loss of heritage significance of the asset
Small	Changes to key historic building elements, such that the asset is slightly altered and there is some loss of heritage significance.

Magnitude of Change	Definition
	Change within the setting of an historic building leading to a slight loss of heritage significance of the asset
Negligible	Slight changes to historic building elements or within its setting that hardly affect the heritage significance of the asset

*An equivalent version of this table is included in the EIA Scoping Report (**Appendix 2.1**). This includes an additional column (DMRB Definition). However, any identified harm to the significance of a designated heritage asset is material, and therefore this column has been omitted.

Determining the Level of Effect

7.24 The level of effect has been informed by the magnitude of change due to the Proposed Development and the evaluation of the sensitivity of the affected receptor. The level of effect has been determined using professional judgement and **Table 7.6** has been a tool which has assisted with this process. The terminology used in **Table 7.6** (large, medium, small or negligible) differs to the DMRB (major/large, moderate/medium, minor/small), however it has been adopted to ensure consistency across the ES.

7.25 Whilst **Table 7.6** provides ranges, the level of effect is confirmed as a single level and not a range, informed by professional judgement. For each effect, it has been concluded whether the effect is '*beneficial*' or '*adverse*'.

Table 7.6: Matrix to Support Determining the Level of Effect

		Sensitivity (or value / importance)			
		High	Medium	Low	Negligible
Magnitude of Change	Large	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

7.26 The following terms have been used to define the level of the effects identified and these can be 'beneficial' or 'adverse':

- **Major effect**: where the Proposed Development is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity;

- **Moderate effect**: where the Proposed Development is likely to cause either a considerable change from the baseline conditions at a receptor which has a degree of adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability;

- **Minor effect**: where the Proposed Development is likely to cause a small, but noticeable change from the baseline conditions on a receptor which has limited adaptability, tolerance or recoverability or is of the highest sensitivity; or where the Proposed Development is likely to cause a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change or/and can recover from the change; and

- **Negligible**: where the Proposed Development is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor which is not considered sensitive to a change.

7.27 The duration of the effect has been assessed as either 'short-term', 'medium-term' or 'long-term'. Short-term is considered to be up to 1 year, medium-term is considered to be between 1 and 10 years and long-term is considered to be greater than 10 years.

Determining Significance

7.28 For each effect, a statement has been made as to whether the level of effect is '**Significant**' or '**Not Significant**'. This determination has been based on professional judgement and/or relevant guidance/legislation where applicable.

7.29 Significance has only been concluded for residual effects (i.e. following the identification of secondary mitigation).

Baseline Conditions

7.30 The baseline conditions have been established through an initial desktop survey to identify the relevant heritage assets within the Study Area, supported by site visits. Desktop analysis was confirmed through a review of Historic England's National Heritage List for England, Greater Manchester Historic Environment Record (provided by Greater Manchester Archaeological Advisory Service (GMAAS) on 16 September 2025) and other local resources. Desktop and archival research has contributed to an understanding of the historic development of the Site, heritage assets and the surrounding area.

7.31 The Site is located in the southern part of Manchester city centre. It is broadly rectangular and currently contains a large building complex dating to the late 20th century. To the north is a multi-storey car park (MSCP). The eastern and western edges of the Site boundary are defined by Princess Street and Sackville Street respectively. To the south and east is the former University of Manchester Institute of Science and Technology (UMIST) campus, including the Faraday Tower to the south of the Site (15 storeys) and the Renold Building to the east (8 storeys). To the west, on the opposite site of Princess Street, is the recently-built multi-level 'Circle Square' development (rising to 36 storeys). This part of the City Centre is densely developed, with new development (including tall buildings) having come forward in recent years in the area surrounding Oxford Road (A34) and Manchester Oxford Road railway station.

7.32 The Heritage Assessment (**Appendix 7.1**) describes the history and development of the Site, with an overview provided here.

- **Mid-19th century**: The Site was located within a densely developed area with industrial buildings and associated workers' housing. The Site consisted of industrial buildings associated with New Garratt Print Works;

- **Late 19th century:** Sustained industrial growth led to the replacement and extension of some of the earlier industrial buildings. The New Garratt Print Works were redeveloped during this time to form the Medlock Oil Works and Brook Street Soap Works;

- **Mid 20th century**: there had been amalgamation of units and larger buildings had emerged. The tight urban grain and domestic scale of the area to the south of the viaduct was progressively eroded during this period;

- **Late 20th century**: The economy in Manchester was restructured away from manufacturing and towards the service sector. The former UMIST campus was built in 1966 which resulted in considerable redevelopment to the area. The Site was cleared by 1970 and Weston Halls was built in the early 1990s; and

- The recent urban context of the area has led to tall buildings being introduced along what is known as the 'Southern-Arc', where a collection of tall buildings have clustered. They create a high edge to the south of the city centre that captures the gateway route into Manchester via Deansgate, Oxford Road and Piccadilly stations.

7.33 There are no designated or non-designated built heritage assets within the Site, however there are assets within the wider area.

7.34 Sensitive heritage assets with potential for significant environmental effects are briefly described below. A more detailed assessment of their significance is provided in the Heritage Assessment (**Appendix 7.1**).

7.35 The Site is located to the south of the **Whitworth Street Conservation Area**, separated from the southern boundary of the designated area by the grade II listed Manchester South Junction and Altrincham Railway Viaduct, an existing MSCP and Charles Street. The significance of the conservation area derives from its historic interest associated with the 19th and 20th century development of the textile industry in Manchester. It also has architectural interest as a group of fine Victorian and Edwardian buildings. The existing arrangement of buildings and building heights means that the existing site is not clearly visible from the conservation area and does not influence the character and appearance of it. It comprises part of the varied townscape and urbanised southern setting of the conservation area that contains a range of development of varying ages, styles, height, scale and mass. The existing complex, dating from the late 20th century is not an aspect of the setting of the conservation area that contributes to its significance.

7.36 A group of listed buildings adjacent to the River Medlock are to the north west of the Site, including **Asia House, India House** and **Lancaster House** (all grade II* listed) and **Manchester House** (grade II listed). They draw special interest from their association with the industrial growth of Manchester, and their architectural character. The Site is not currently visible from the River Medlock group due to their orientation, distance, and intervening development.

These listed buildings are arranged around a loop in the River Medlock, with their principal facades addressing either Princess Street or Whitworth Street. The Site constitutes an area of changed setting to the south east of these assets, beyond the railway viaduct. The existing complex does not contribute to the heritage significance of these listed buildings.

7.37 **Orient House** and **Granby House** (both grade II listed) are located to the north of the Site, within the Whitworth Street Conservation Area and beyond the railway viaduct and the existing MSCP on Charles Street. They date to the early 20th century and were built as packing warehouses to the designs of Goldsmith and Son. They draw special interest from their association with the industrial growth of Manchester, and their architectural character drawn from the Neoclassical and Art Nouveau styles. Intervisibility between the existing Weston and Pendulum complex and these assets is heavily restricted to barely discernible glimpses through the arches of the viaduct and beyond the open/permeable and functional structure of the MSCP. These assets draw significance from their group value and are principally experienced and appreciated from Granby Row and from within the conservation area. The existing Site does not contribute to their significance.

7.38 The **Former Refuge Assurance Company Offices** (grade II* listed building) is a good example of a high quality Late Victorian / Edwardian office building and reflects the confidence and monetary power of the Refuge Assurance Company Ltd, which was founded in Cheshire in 1858. The Site and existing complex of buildings is likely to be obliquely visible in rear views from the upper floors of the building. It is not however currently visible or appreciable in any key views of the building, including those from the principal facade on Oxford Road. The Site forms part of the physical surroundings, but is not an aspect of setting that contributes to the significance of the listed building.

7.39 The **Institute of Science and Technology** (grade II listed building) is to the north east of the Site. The building dates from 1895-1912 and was designed by Spalding and Cross, who also designed Victoria Square, and draws special interest from its French Renaissance style. The Site is not visible from the listed building. It comprises part of the physical surroundings and setting of this asset, but occupies an area of setting that is currently visually divorced and separated from it and is neutral, neither contributing to nor detracting from the heritage significance of this listed building.

7.40 The **Lass O Gowrie** public house (grade II listed) is located to the north west of the Site, fronting the western extent of Charles Street. It has special interest as an inner city public house which would once have served the local working population. It is separated from the Site by distance, Princess Street and intervening buildings, including the FAC 251 building and the IBIS hotel. The Site forms part of the wider physical surroundings of the public house, but is a neutral aspect of its setting, neither contributing to, not detracting from its significance.

7.41 The **Manchester South Junction and Altrincham Railway Viaduct** (grade II listed building) is to the north of the Site. It is of historic interest as an early example of a railway viaduct dating from the second phase of railway development in Manchester in the mid 19th century. The listed building traverses Manchester city centre and has an expansive urban setting. It is experienced from a wide area where longer sections of the viaduct are appreciable or where it is glimpsed between buildings. The Site and existing complex of buildings is located to the south of the viaduct, beyond the Charles Street MSCP. It is one element of the expansive setting of the viaduct and does not detract from an ability to appreciate the special

architectural interest of listed structure, which is rooted in its repetitive, robust form and functionality. The Site makes a neutral contribution to the significance of the listed building.

7.42 The **Renold Building**, built as part of the UMIST campus in the early 1960s, was recently grade II listed. The building draws special architectural interest primarily from its Modernist and sculptural style. It is located to the east of the Site and is clearly visible from it. The existing Weston and Pendulum complex post dates the former campus and is materially and stylistically different. The Site does not share any of the sculptural or Modernist aesthetic of the Renold Building, and whilst having a visual relationship with the grade II listed building, it is not an aspect of its setting that contributes to the significance of the asset. The Site has a similar relationship with the identified non-designated heritage assets within the former UMIST campus (including Jackson Street Mills, Wright Robinson Hall and Barnes Wallis Building, the Morton Laboratory, and the Mathematics and Social Sciences Building). These are also located to the east and having a varying visual relationship with the existing Weston and Pendulum buildings. The existing Site is not an aspect of setting that contributes to their local significance.

7.43 Sensitive receptors considered within this Chapter, as informed by **Appendix 7.1** Heritage Assessments are set out in **Table 7.7**.

Table 7.7: Sensitive Heritage Assets

Asset Type	Name	Grade	Sensitivity
Conservation Area	Whitworth Street Conservation Area	N/A	Medium
Listed Building	Asia House	II*	High
Listed Building	India House	II*	High
Listed Building	Lancaster House	II*	High
Listed Building	Manchester House	II	Medium
Listed Building	Orient House	II	Medium
Listed Building	Granby House	II	Medium
Listed Building	Former Refuge Assurance Company Offices	II*	High
Listed Building	Institute of Science and Technology	II	Medium
Listed Building	Lass O' Gowrie Public House	II	Medium
Listed Building	Manchester South Junction and Altrincham Railway Viaduct	II	Medium
Listed Building	Renold Building, UMIST Campus	II	Medium
Non-designated Heritage Asset	Jackson Street Mills (UMIST Campus)	N/A	Low
Non-designated Heritage Asset	Wright Robinson Hall and Barnes Wallis Building	N/A	Low

Asset Type	Name	Grade	Sensitivity
Non-designated Heritage Asset	Chemical Engineering Pilot Plan (Morton Laboratory)	N/A	Low
Non-designated Heritage Asset	Mathematics and Social Sciences Building	N/A	Low

Future Baseline

7.44 Without implementation of the Proposed Development, it is expected that the baseline for built heritage would still change. The Site occupies an area of Manchester that is regularly changing and evolving as sites and buildings are redeveloped.

Primary and Tertiary Mitigation

Construction Stage

7.45 The following tertiary mitigation which has been evaluated as part of the construction stage assessment is outlined below.

7.46 As outlined in **Chapter 4**, temporary, secure fencing, barriers or hoardings around the perimeter of the Site will be established at the outset through the implementation of a Construction Environment Management Plan (CEMP) and Traffic Management measures. This will assist in containing and managing the construction process of the Proposed Development, including partially screening the visual impact.

Operational Stage

7.47 The following primary mitigation which has been evaluated as part of the operational stage assessment is outlined below.

- **High architectural and design quality**: The proposed buildings, as set out in the submitted plans and **Chapter 4** would be of the highest quality in architectural form, details and materials;
- **Height and massing**: The height and massing of the proposed built form has been designed to respond to the surrounding context. The Site is located on the edge of the City, within an area capable of accommodating taller development;
- **Materials**: External elevation materials have been selected to reflect the local context, with a colour palette that complements Manchester's historic stock brick. Warm tones resonate with the materials and colours that are characteristic of the nearby Whitworth Street Conservation Area. Upper floors are clad in blast-precast concrete, lower floors use polished concrete for ease of maintenance, and decorative metal panels incorporate patterns inspired by historic cotton weaving designs.

Assessment of Effects, Secondary Mitigation and Residual Effects

Construction Stage

Impact on the heritage significance (character and appearance) of conservation areas / Impact on the heritage significance of listed buildings, as a result of change within their setting / Impact on the heritage significance of non-designated heritage assets, as a result of change within their setting

7.48 The assessment below is in accordance with the guidance set out in **Tables 7.4, 7.5** and **7.6**. As set out within **Chapter 4**, Phase A construction is anticipated to commence in 2027 and would be completed over 4.5 years, opening for the Academic Year 2031/32. Phase B construction is anticipated to commence in 2031, being completed over 3.5 years and opening for the Academic Year 2034/35.

7.49 The effects of the construction stage will be temporary. There are several forms of temporary effects that may affect the heritage assets during this stage. This includes the temporary diminution in the quality of the setting of heritage assets, from the presence of mobile cranes, visible machinery, earthworks and material management and construction traffic movements. These may result in change in the setting of heritage assets and increased visual intrusion and noise. The risk of such effects will be partially mitigated by tertiary mitigation defined above and in **Chapter 4** including the partial screening of construction activity by hoardings. However, overall, such changes can detract from the heritage significance of heritage assets.

7.50 To the north, east and west of the Site are the Whitworth Street Conservation Area, the Former Refuge Assurance Company Offices, India House, Lancaster House, Asia House, Manchester House, the Manchester South Junction and Altrincham Railway Viaduct, Orient House, Granby House, the Lass O' Gowrie Public House, the Renold Building, the Institute of Science and Technology, Jackson Street Mills, Wright Robinson Hall and Barnes Wallis Building, the Morton Laboratory and the Mathematics and Social Sciences Building. The activities of the construction stage will change the character of the setting of these assets to varying degrees through the extent of machinery, vehicle movements, earthworks and material movements as well as construction works. The visual impact of these works could have temporary adverse effects on the experience of these assets and the ability to appreciate their significance.

7.51 The sensitivity of Former Refuge Assurance Company Offices, India House, Lancaster House and Asia House is high. The magnitude of change to these assets is considered to be negligible. Therefore, there is likely to be an indirect, temporary, adverse effect which is negligible.

7.52 The sensitivity of Whitworth Street Conservation Area, Manchester House, Manchester South Junction and Altrincham Railway Viaduct, the Lass O' Gowrie Public House, the Renold Building and the Institute of Science and Technology is medium. The magnitude of change to these assets is considered to be small. Therefore, there is likely to be an indirect, temporary, adverse effect which is minor.

7.53 The sensitivity of Orient House and Granby House is medium. The magnitude of change to these assets is considered to be negligible. Therefore, there is likely to be an indirect, temporary, adverse effect which is negligible.

7.54 The sensitivity of Jackson Street Mills, Wright Robinson Hall and Barnes Wallis Building, Morton Laboratory and Mathematics and Social Sciences Building is low. The magnitude of change to these assets is considered to be small. Therefore, there is likely to be an indirect, temporary, adverse effect which is negligible.

Secondary Mitigation or Enhancement

7.55 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

7.56 In the absence of secondary mitigation the residual effects for the Whitworth Street Conservation Area, the Former Refuge Assurance Company Offices, India House, Lancaster House, Asia House, Manchester House, the Manchester South Junction and Altrincham Railway Viaduct, Orient House, Granby House, Lass O' Gowrie Public House, the Renold Building, the Institute of Science and Technology, Jackson Street Mills, Wright Robinson Hall and Barnes Wallis Building, the Morton Laboratory and the Mathematics and Social Sciences Building is the same as that reported in the pre-mitigation scenario.

Significance

7.57 This effect is considered to be **Not Significant**.

Operational Stage

Impact on the heritage significance (character and appearance) of conservation areas

Whitworth Street Conservation Area

7.58 The complex of existing Weston and Pendulum buildings within the Site form part of the southern setting of the conservation area that was redeveloped during the 20th century. The level of change within this part of the city is pronounced and it does not possess the same cohesion or quality of townscape found within the Whitworth Street Conservation Area, to the north. The Site is visually and physically separated and divorced from the conservation area, with the Manchester South Junction and Altrincham Railway Viaduct (MSJAR) creating a strong and defensible southern boundary to the designated area. Although the existing Site does not currently influence the character and appearance of the conservation area due to the height of the existing complex and intervening development, the Proposed Development will be visible from the designated area, given the height of buildings proposed and the arrangement and alignment of streets in this part of the city.

7.59 The Proposed Development will occupy an area already experiencing change. The former UMIST campus, established during the 1960s is to the east of the Site and the Circle Square development is located to the west.

7.60 A Zone of Theoretical Visibility (ZTV) has been prepared to identify the theoretical extent of visibility of the Proposed Development. This indicates that there are greater levels of visibility from the area to the south of the Site given the lower density arrangement of development beyond the city core. Visual impact to the north is more restricted and limited to key linear routes, open spaces and adjacent to the MSJAR, due to the more compact nature and increased density of development within the city centre. However, as informed by the ZTV and supported by site visits, it is expected that the Proposed Development would be visible in southward views from Princess Street, from Sackville Street, and from within the street block to the south of Whitworth Street, defined by Sackville Street to the east and Princess

Street to the west. It also highlights predicted visibility from a number of open spaces within the conservation area, including from Sackville Gardens to the north of the Site, Vimto Gardens to the north east, and from the open area of surface level car parking within the loop of the River Medlock to the north of Charles Street. The extent of the development that will be visible from these and other areas will vary and will largely be restricted to the upper stages of the tall buildings.

7.61 A series of verified visualisations have been prepared to illustrate the relationship with and impact the Proposed Development will have in views from Princess Street (Verified Visualisations 09 (a,b and c)). Visual impact will change and evolve along the length of the street, with distance and the orientation and changing alignment of the street influencing how the development is viewed.

7.62 It is acknowledged that Princess Street is an important route within the conservation area, that along with Whitworth Street, contains a high concentration of listed buildings that create an enclosing and canyon effect. It has a strong identity and cohesive townscape created by the orthogonal warehouses that line it and the group value they possess. Modern development is currently visible from the southern extent of the street, however the extent to which the Proposed Development would visually intrude and breach the existing broad datum established by the continuous frontage of warehouses is expected to cause some harm to the character and appearance and significance of the conservation area.

7.63 The proximity of the Site to the southern boundary of the Whitworth Street Conservation Area has influenced the approach to building design, materials and the proposed colour palette. The elevations of the principal buildings are arranged as a grid to reference the strong architectural pattern that is characteristic of the warehouse buildings of the conservation area, and the use of concrete and metal in warm tones complements the red and brown tones of the brick, terracotta and faience found throughout the designated area. This ensures that, when viewed as a backdrop from within the conservation area, the buildings adopt an aesthetic that harmonises and is a contextual response.

7.64 The Whitworth Street Conservation Area, although densely developed and with many views terminated, is not experienced in isolation, but is connected to the wider city. Tall buildings already exist beyond its boundaries and are visible from it. Examples include the long vista westwards from Fairfield Street and Whitworth Street, in which existing listed buildings, including the grade II* listed Lancaster House, are viewed against a backdrop of the Deansgate Square towers. Existing views south westwards from Granby Row and Vimto Gardens include the Faraday Tower, and the blocks comprising Circle Square. From further north on Granby Row the Unite Students Artisan Heights development is visible between breaks in the built form. The roofscape of the conservation area is not uninterrupted, the character of its setting is already influenced by taller buildings and modern development, and it is experienced and appreciated within this setting and against this backdrop.

7.65 The Proposed Development will be visible from Sackville Gardens and clearly and directly visible from Vimto Gardens and Granby Row (as shown on Verified Visualisations 1 and 2). From these areas tall buildings will be brought closer to the conservation area and will have increased visual impact, but from areas in which modern development and tall buildings are already experienced and where the contribution made by these spaces would not be diminished or compromised by the Proposed Development. The layered composition of the

scheme, created by the taller blocks at opposing corners of the site, and the intervening lower blocks creates variety and depth to the scheme in these views.

7.66 Taking into consideration the well defined character and appearance of the conservation area, and the extent of visual impact identified, it is concluded that there would be some harm to the significance of the designated area. This arises principally from the impact identified to Princess Street and the visual impact and disruption to the cohesiveness of the street and the collective townscape of the warehouses that line it. The level of harm is less than substantial and of a low level, given the relatively concentrated and localised effect, and the presence of existing tall buildings within the setting of the conservation area.

7.67 The sensitivity of Whitworth Street Conservation Area is medium. The magnitude of change to this asset is considered to be small. Therefore, there is likely to be an indirect, permanent, long-term adverse effect which is considered to be minor.

Secondary Mitigation or Enhancement

7.68 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

7.69 In the absence of secondary mitigation the residual effects for Whitworth Street Conservation Area is the same as that reported in the pre-mitigation scenario.

Significance

7.70 This effect is considered to be **Not Significant**.

Impact on the heritage significance of listed buildings, as a result of change within their setting

India House, Lancaster House and Asia House (all Grade II* Listed Buildings) and Manchester House (Grade II Listed Building)

7.71 The Site is not currently clearly visible from India House (grade II* listed), Lancaster House (grade II* listed), Asia House (grade II* listed) and Manchester House (grade II listed)) due to their orientation, distance, and intervening development.

7.72 The principal facades of India House and Lancaster House (both grade II* listed) face northwards and front Whitworth Street. Both are orientated away from the Site and are chiefly experienced and appreciated from Whitworth Street, from which the impressiveness of their architecture, their scale, and group value is legible. Due to the intense enclosure of the street and the scale and massing of both listed buildings, it is not expected that the Proposed Development would be visible from Whitworth Street, and that is confirmed by the ZTV, with the possible exception of a glimpsed view between the two buildings. The Proposed Development would be more visible from the rear of these buildings, however these views already include a varied urban townscape, characterised by modern development or tall buildings, including the Maldron Hotel, Bracken House and Circle Square. These views only contribute to the listed buildings as they reveal their relationship and group value with the other shipping and packing warehouses, and their proximity to the River Medlock.

7.73 Lancaster House occupies a corner location at the junction of Whitworth Street and Princess Street and has a tall and elaborate corner turret that is an expression of the Edwardian Baroque style of the building. The Proposed Development will therefore be more visible

from Lancaster House, Asia House and Manchester House and will appear behind the corner turret of Lancaster House to varying degrees in kinetic southern views and as the alignment of Princess Street changes. Both it, Asia House and Manchester House are however already experienced and appreciated in combination with modern development (such as Circle Square in southern views and Deansgate Square in longer east to west views). The Proposed Development would bring tall buildings closer to the group of listed buildings, and, for a section of Princess Street, would interrupt the silhouette of the corner turret of Lancaster House. It is not however concluded that the heritage significance of these listed buildings, invested in their historic interest as shipping and packing warehouses, their architectural interest or their group value, would be harmed.

7.74 The sensitivity of India House, Lancaster House and Asia House is high. The magnitude of change to these assets is considered to be negligible. Therefore, the indirect, permanent, long term effect is considered to be negligible.

7.75 The sensitivity of Manchester House is medium. The magnitude of change to this asset is considered to be negligible. Therefore, the indirect, permanent, long term effect is considered to be negligible.

Secondary Mitigation or Enhancement

7.76 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

7.77 In the absence of secondary mitigation the residual effects for India House, Lancaster House, Asia House and Manchester House is the same as that reported in the pre-mitigation scenario.

Significance

7.78 This effect is considered to be **Not Significant**.

Orient House and Granby House (both Grade II Listed Buildings)

7.79 Orient House and Granby House are experienced in a mixed context. The south side of Granby Row is characterised by enclosure resulting from the row of warehouses. The north side has a more fragmentary character with modern development contributing to a mixed urban grain. Whilst the Proposed Development will be visible from Sackville Street (Verified Visualisation 6a), the ZTV and site visits confirm that it would not be visible within the section of Granby Row that these listed buildings occupy, with the exception of the gap between them. The Proposed Development will have no impact on the experience or appreciation of the individual or collective significance of Granby House or Orient House within Granby Row. The historic and architectural qualities of the two buildings, the legibility of their historic functions and associations with other traditional buildings within their setting would not be affected. Overall, the significance of Orient House and Granby House and their setting will be sustained.

7.80 The sensitivity of Orient House and Granby House is medium. The magnitude of change to these assets is considered to be negligible. Therefore, the indirect, permanent, long term effect is considered to be negligible.

Secondary Mitigation or Enhancement

7.81 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

7.82 In the absence of secondary mitigation the residual effects for Orient House and Granby House is the same as that reported in the pre-mitigation scenario.

Significance

7.83 This effect is considered to be **Not Significant**.

Former Refuge Assurance Company Offices (grade II* listed building)

7.84 The scale and mass of the grade II* listed Former Refuge Assurance Company Offices will restrict views of the Proposed Development from Oxford Road, from which the expansive front elevation of the grade II* listed building and its architectural interest is principally experienced and appreciated. It will however be visible from the rear of the building, and in elevated views from Oxford Road Station. Views from the rear of the building already contain a mix of traditional and modern development, including the listed warehouses of the Medlock Group, the MSJAR, the Maldron Hotel and Circle Square. Historic mapping and aerial photography also shows that historically there was a complex of buildings within the now open area of surface level car parking to the rear of the listed building. The Proposed Development will occupy this already changed setting to the rear of the listed building, separated from it by distance and intervening development.

7.85 A Verified Visualisation (12) has been prepared to illustrate elevated views of the Proposed Development from Oxford Road Station. This visualisation shows the dominance of the listed building from this raised vantage point, attributed to the width, height, scale and mass of the building, accentuated by its architectural interest, rich red brick and dressings and its highly articulated roofscape (with its prominent clock tower). It also shows the existing clustered grouping of tall buildings to the south, including Artisan Heights and Circle Square. The Proposed Development will sit beyond these existing buildings, with lessened visual impact due to distance and perspective. In this view the two taller blocks of the Proposed Development are partially visible, rising about the roof and southern cupola of the grade II* listed building. The simple orthogonal form of the taller blocks, the ordered grid applied, and the colour and tone proposed ensures that the Proposed Development does not dominate or detract from the significance of the Former Refuge Assurance Company Offices in these elevated views. Its significance would be sustained.

7.86 The sensitivity of Former Refuge Assurance Company Offices is considered to be high. The magnitude of change to this asset is considered to be negligible. Therefore, there is likely to be an indirect, permanent, long-term adverse effect which is considered to be negligible.

Secondary Mitigation or Enhancement

7.87 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

7.88 In the absence of secondary mitigation the residual effects for Former Refuge Assurance Company Offices is the same as that reported in the pre-mitigation scenario.

Significance

7.89 This effect is considered to be **Not Significant**.

Institute of Science and Technology (Grade II Listed Building)

7.90 The Proposed Development will be located to the south west of the Institute of Science and Technology, beyond the MSJAR. It is not expected that the Proposed Development would be visible in principal views of the grade II listed building from Fairfield Street or Whitworth Street, rather it would be visible in south westward views from the rear of the building on Granby Row and in combination with its side elevation on Sackville Street. Verified Visualisation 6a illustrates the Proposed Development from a viewpoint to the south of the Institute of Science and Technology, on Sackville Street.

7.91 The Institute is a robust structure, with a substantial mass and scale. The building has architectural interest derived from its bold French Renaissance style. The Proposed Development will not compete with the scale and solidity of the Institute building and will not affect the ability to appreciate its architectural quality; it will also have no effect on the ability to appreciate its historic interest.

7.92 The Institute is experienced within a setting already characterised by the mixed modern and traditional townscape of Manchester. In setting terms, the listed building derives greatest significance from its presence within the Whitworth Street Conservation Area, its group value and the experience of its principal facade from Fairfield Street and Whitworth Street. The Proposed Development will introduce additional tall buildings within the setting of the listed building, but to the south of the listed building, beyond the conservation area and in an area already characterised by change and redevelopment. In views from Granby Row, Vimto Gardens and Sackville Street, the Proposed Development will be a simple contemporary backdrop, incorporating warm tones to harmonise with those found to the listed building and other traditional buildings in the area.

7.93 The significance of the listed building, including those aspects derived from its setting, would be sustained.

7.94 The sensitivity of Institute of Science and Technology is considered to be medium. The magnitude of change to this asset is considered to be negligible. Therefore, the indirect, permanent, long term effect is considered to be negligible.

Secondary Mitigation or Enhancement

7.95 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

7.96 In the absence of secondary mitigation the residual effects for Institute of Science and Technology is the same as that reported in the pre-mitigation scenario.

Significance

7.97 This effect is considered to be **Not Significant**.

Lass O'Gowrie Public House (Grade II Listed Building)

7.98 Verified Visualisation 6c is the proposed viewpoint from the Lass O' Gowrie on Charles Street, looking eastwards towards the Proposed Development. In the visualisation the proposed north western tower, extending to 33 storeys, is clearly visible beyond the existing IBIS hotel. Views of the Lass O' Gowrie Public House from along Charles Street are important in revealing the architectural interest of the principal elevations of the building and its historic relationship with Charles Street, Pritchard Street and the River Medlock. These views

are however already characterised by modern buildings, including those of increased height, scale and mass. In this respect the listed building is experienced and appreciated in an altered setting characterised by both modern and traditional development, yet it is of distinction within its setting, by way of contrast with surrounding modern buildings.

7.99 The Proposed Development would not screen the listed public house or impede or interrupt contributory views of it from Charles Street. It would be clearly visible from the asset, but would occupy an already changed setting and would not undermine or diminish the significance of the grade II listed building, invested principally in its historic interest as an inner city public house, built to serve the local working population of Chorlton-on-Medlock.

7.100 The sensitivity of Lass O'Gowrie Public House is considered to be medium. The magnitude of change to this asset is considered to be negligible. Therefore, the indirect, permanent, long term effect is considered to be negligible.

Secondary Mitigation or Enhancement

7.101 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

7.102 In the absence of secondary mitigation the residual effects for Lass O'Gowrie Public House is the same as that reported in the pre-mitigation scenario.

Significance

7.103 This effect is considered to be **Not Significant**.

Manchester South Junction and Altrincham Railway Viaduct (Grade II Listed Building)

7.104 The grade II listed Manchester South Junction and Altrincham Railway Viaduct (MSJAR) traverses Manchester city centre and has an expansive urban setting. The viaduct is experienced within the highly mixed environment of Manchester City Centre that includes development across a significant time depth. The Proposed Development, although clearly visible from the MSJAR, will not change the nature or character of this experience.

7.105 The Proposed Development will replace existing buildings that do not contribute to the significance or setting of the viaduct. The proposed buildings, although taller than the existing complex, have been designed to respond to context and resonate with the characteristics of the Whitworth Street Conservation Area (architecturally and in the colour and tone of the selected materials), and in doing so will also provide a suitable backdrop to the viaduct. The Proposed Development will not dominate the linear structure as a whole or detract from an ability to appreciate the special architectural interest of the listed viaduct, which is rooted in its repetitive, robust form and functionality. The significance of the Manchester South Junction and Altrincham Railway Viaduct will be sustained.

7.106 The sensitivity of Manchester South Junction and Altrincham Railway Viaduct is medium. The magnitude of change to this asset is considered to be negligible. Therefore, the indirect, permanent, long term effect is considered to be negligible.

Secondary Mitigation or Enhancement

7.107 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

7.108 In the absence of secondary mitigation the residual effects for Manchester South Junction and Altrincham Railway Viaduct is the same as that reported in the pre-mitigation scenario.

Significance

7.109 This effect is considered to be **Not Significant**.

Renold Building, UMIST Campus (Grade II Listed Building)

7.110 The recently grade II listed Renold Building is distinctive in form and was listed for its architectural interest as the first purpose-built lecture block in an English institution of higher education, its slab-and-podium design, its innovative and efficient planning, its Modernist and sculptural design, the contrast between its materials, the remaining interior layout, the association with Cruickshank and Seward and W A Gibbon, and the survival of a large abstract interior mural by Victor Pasmore. It is of historic interest as part of the UMIST campus and has group value with Antony Hollaway's grade II listed Sculptural Wall, further east.

7.111 The Proposed Development, although clearly visible in views westwards from both the Renold Building, will form part of the existing varied setting of the asset that already includes buildings of increased height, scale and mass. Tall buildings of increased scale and mass will be brought closer to the listed building but its individual significance, defined by both its architectural and historic interest will not be affected. The contributory aspects of its setting as part of the former UMIST campus, its group value and legibility of these relationships would be unaffected. The significance of the grade II listed Renold Building would be sustained.

7.112 The sensitivity of Renold Building is considered to be medium. The magnitude of change to this asset is considered to be negligible. Therefore, the indirect, permanent, long term effect is considered to be negligible.

Secondary Mitigation or Enhancement

7.113 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

7.114 In the absence of secondary mitigation the residual effects for Renold Building is the same as that reported in the pre-mitigation scenario.

Significance

7.115 This effect is considered to be **Not Significant**.

Impact on the heritage significance of non-designated heritage assets, as a result of change within their setting

Jackson Street Mills, Wright Robinson Hall and Barnes Wallis Building, Morton Laboratory and Mathematics and Social Sciences Building (all Non-designated Heritage Assets)

7.116 The group of non designated heritage assets (including Jackson Street Mills, Wright Robinson Hall and the Barnes Wallis Building, Morton Laboratory and the Mathematics and Social Sciences Building) form part of the former UMIST campus and are concentrated in the eastern part of the campus.

7.117 The Proposed Development, although clearly visible in views westwards from the non-designated heritage assets within the campus, will form part of the existing varied setting of these assets that already includes buildings of increased height, scale and mass. Tall buildings of increased scale and mass will be brought closer to the assets but their individual significance, defined by both their architectural and historic interest will not be affected. The contributory aspects of their setting as part of the former UMIST campus, their group value and legibility of these relationships would be unaffected. The significance of the non-designated heritage assets within the campus would be sustained.

7.118 The sensitivity of Jackson Street Mills, Wright Robinson Hall and Barnes Wallis Building, Morton Laboratory and Mathematics and Social Sciences Building is considered to be low. The magnitude of change to these assets is considered to be negligible. Therefore, the indirect, permanent, long term effect is considered to be negligible.

Secondary Mitigation or Enhancement

7.119 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

7.120 In the absence of secondary mitigation the residual effects for Jackson Street Mills, Wright Robinson Hall and Barnes Wallis Building, Morton Laboratory and Mathematics and Social Sciences Building is the same as that reported in the pre-mitigation scenario.

Significance

7.121 This effect is considered to be **Not Significant**.

Limitations and Assumptions

7.122 To ensure transparency within the EIA process, the following limitations and assumptions have been identified.

- The list of designated and non-designated heritage assets within the Study Area has been compiled from information provided by the Greater Manchester Historic Environment Record, Manchester City Council and the National Heritage List for England.

- This Chapter is focussed on built heritage only. An **Archaeological Desk-Based Assessment** has been submitted as stand alone document with the Application which assesses the potential impacts on buried archaeological remains.

Summary

7.123 **Table 7.8** provides a summary of the effects, receptors, residual effects and conclusions of significance considered within the Chapter.

7.124 The table only provides a summary of the residual effects identified within the assessment and details of all primary, secondary and tertiary mitigation that has been taken into account is set out in detail within the Chapter and summarised within Environmental Management Plan included within **Volume 3: Environmental Management Plan**.

Table 7.8: Summary of Residual and Significant Effects

Effect	Receptor	Residual Effect	Is the Effect Significant?
Construction Stage			
Impact on the heritage significance (character and appearance) of conservation areas	Whitworth Street Conservation Area	Minor Adverse	NO
Impact on the heritage significance of listed buildings, as a result of change within their setting	Asia House (Grade II* Listed Building)	Negligible Adverse	NO
	India House (Grade II* Listed Building)	Negligible Adverse	NO
	Lancaster House (Grade II* Listed Building)	Negligible Adverse	NO
	Manchester House (Grade II Listed Building)	Minor Adverse	NO
	Orient House (Grade II Listed Building)	Negligible Adverse	NO
	Granby House (Grade II Listed Building)	Negligible Adverse	NO
	Former Refuge Assurance Company Offices (Grade II* Listed Building)	Negligible Adverse	NO
	Institute of Science and Technology (Grade II Listed Building)	Minor Adverse	NO
	Lass O' Gowrie Public House (Grade II Listed Building)	Minor Adverse	NO
	Manchester South Junction and Altrincham Railway Viaduct (Grade II Listed Building)	Minor Adverse	NO
	Renold Building (Grade II Listed Building)	Minor Adverse	NO

Effect	Receptor	Residual Effect	Is the Effect Significant?
Impact on the heritage significance of non-designated heritage assets, as a result of change within their setting	Jackson Street Mills (NDHA)	Negligible Adverse	NO
	Wright Robinson Hall and Barnes Wallis Building (NDHA)	Negligible Adverse	NO
	Morton Laboratory (NDHA)	Negligible Adverse	NO
	Mathematics and Social Sciences Building (NDHA)	Negligible Adverse	NO
Operational Stage			
Impact on the heritage significance (character and appearance) of conservation areas	Whitworth Street Conservation Area	Minor Adverse	NO
Impact on the heritage significance of listed buildings, as a result of change within their setting	Asia House (Grade II* Listed Building)	Negligible Adverse	NO
	India House (Grade II* Listed Building)	Negligible Adverse	NO
	Lancaster House (Grade II* Listed Building)	Negligible Adverse	NO
	Manchester House (Grade II Listed Building)	Negligible Adverse	NO
	Orient House (Grade II Listed Building)	Negligible Adverse	NO
	Granby House (Grade II Listed Building)	Negligible Adverse	NO
	Former Refuge Assurance Company Offices (Grade II* Listed Building)	Negligible Adverse	NO
	Institute of Science and Technology (Grade II Listed Building)	Negligible Adverse	NO
	Lass O'Gowrie Public House (Grade II Listed Building)	Negligible Adverse	NO

Effect	Receptor	Residual Effect	Is the Effect Significant?
	Manchester South Junction and Altrincham Railway Viaduct (Grade II Listed Building)	Negligible Adverse	NO
	Renold Building, UMIST Campus (Grade II Listed Building)	Negligible Adverse	NO
Impact on the heritage significance of non-designated heritage assets, as a result of change within their setting	Jackson Street Mills (NDHA)	Negligible Adverse	NO
	Wright Robinson Hall and Barnes Wallis Building (NDHA)	Negligible Adverse	NO
	Morton Laboratory (NDHA)	Negligible Adverse	NO
	Mathematics and Social Sciences Building (NDHA)	Negligible Adverse	NO

References

[1] The Planning (Listed Buildings and Conservation Areas) Act 1990
[2] MHCLG (2025) National Planning Policy Framework
[3] MHCLG (2023) National Planning Practice Guidance
[4] Places for Everyone Joint Development Plan Document (2024)
[5] Manchester City Council 'Manchester's Local Development Framework Core Strategy Development Plan Document (2012) and Extant Unitary Development Policies (UDP)
[6] Historic England (2015) Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment
[7] Historic England (2017) Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets
[8] Historic England (2019) Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets
[9] The 'Design Manual for Roads and Bridges' ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment))
[10] Historic England (2015) Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment
[11] Historic England (2017) Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets

8. Townscape and Visual

Introduction

8.1 This Chapter reports the outcome of the assessment of likely significant environmental effects arising from the Proposed Development in relation to townscape and visual.

8.2 The Chapter describes the technical consultation that has been undertaken during the EIA, the scope of the assessment and assessment methodology, and a summary of the baseline information that has informed the assessment.

8.3 In line with **Chapter 2: Approach to EIA**, the assessment reports on the likely significant environmental effects, the further mitigation measures required to prevent, reduce or offset any significant adverse effects, or further enhance beneficial effects. The conclusions are provided both in terms of the residual effects and whether these are considered significant. The assessment of effects takes into consideration both primary and tertiary mitigation (see **Chapter 2: Approach to EIA** for further details) and is informed by the EIA Scoping process (**Appendix 2.1 - 2.2**) and iterative scoping process where applicable.

8.4 This Chapter, and its associated **Appendix 8.1** (including the figures referenced to in this Chapter), is intended to be read as part of the wider ES with particular reference to the introductory Chapters of this ES (**Chapters 1 – 5**), as well as **Chapter 7: Built Heritage.**

8.5 In addition, this Chapter should be read in conjunction with **Chapter 15: Assessment of Cumulative Effects**.

Summary of Consultation

8.6 **Table 8.1** provides an overview of the consultation that has been undertaken to inform the Proposed Development and EIA, including the consideration of likely significant effects and the methodology for assessment.

Table 8.1: Summary of Consultation

Body / Organisation	Contact	Date and Form of Consultation	Summary
MCC	Case Officer	Pre Application Meeting 01/10/25	Agreement of viewpoint locations, if Historic England were also satisfied.
Historic England	Inspector of Historic Buildings and Areas	Meeting 15/10/25 followed by written response on 04/11/ 25	Request for an additional viewpoint to be included at the entrance to Oxford Road Station at the top of the slope, in order to assess the view towards the Site with the Former Refuge Assurance Company Offices

Body / Organisation	Contact	Date and Form of Consultation	Summary
			(Grade II* listed building) in the foreground. This viewpoint location was added as RV12 and effect of visual amenity from Oxford Road Station Approach have been assessed.

Scope of the Assessment

8.7 An EIA Scoping Report was submitted to MCC on 30th September 2025, as presented as **Appendix 2.1**. The EIA Scoping Opinion was received on 18th November 2025 (**Appendix 2.2**). This section provides confirmation on the scope of the assessment presented within this Chapter following submission of the EIA Scoping Report.

Effects Not Considered to be Significant

8.8 The following effects were not considered significant as part of the EIA Scoping Report and are not considered further in this Chapter:

- Changes to townscape and visual environment during demolition and construction;
- Changes to townscape character of: TCA3 - Ardwick Residential and Commercial Areas; TCA4 – Manchester City Centre during operation;
- Changes to visual environment for visual receptors beyond 1km from the Site;
- Changes to visual environment for some visual receptors within 1km of the Site during operation, as listed below:
  - Open Space users in Sackville Gardens;
  - Open Space users in Gartside Gardens;
  - Open Space users in Ardwick Green;
  - Open Space users in St Peters Square;
  - Pedestrians on the station approach to Piccadilly Station;
  - Residents and road users within Ardwick (Mawson Road);
  - Pedestrians and Road users Princess Street (A34);
  - Pedestrians and road users on Upper Brook Street (A34);
  - Pedestrians and road users on Ardwick Green South (A6);

– Pedestrians on the station approach to Oxford Road Station[a];

– Users of the Mancunian Way.

8.9 Supporting detailed assessment of all receptors is provided in the TVIA at **Appendix 6.1.**

8.10 Following the EIA Scoping process the following additional receptor is now not considered significant and the evidence to support this determination is outlined below.

Change in character of the townscape of LTCA 2 – Whitworth Conservation Area

8.11 Due to the enclosed nature of the townscape within this character area, much of the Proposed Development would not be readily perceived. Where visible, it would be experienced only in the background of views, appearing as a distant element beyond the conservation area within the wider backdrop of existing modern and taller buildings that already form part of the established setting of the conservation area.

8.12 This would not fundamentally alter the prevailing townscape character of LTCA 2. Therefore, effects to LTCA 2 – Whitworth Conservation Area are not considered to be significant. A full assessment of this receptor is set out in **Appendix 8.1**.

Effects Considered Likely to be Significant

8.13 The following effects (**Table 8.2**) were considered likely to be significant and are reported within this Chapter:

Table 8.2: Effects Considered Likely to be Significant

Likely Significant Effect	Receptors	Applicable Development Stage
Change in character of the townscape	TCA 1 – University Buildings, Living and Ancillary Uses	Operation
Change to character of the view and visual amenity	Pedestrian and road users immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link along the southern Site boundary) Open space users in Vimto Park[b]	Operation

Assessment Methodology

Legislative Framework, Policy and Guidance

8.14 The following legislation and policy have informed the assessment of effects within this Chapter and is detailed further in **Appendix 6.1**:

[a] Additional viewpoint location requested by Inspector of Historic Buildings and Areas (November 2025), subsequently this visual receptor is assessed in the TVIA and effects are not significant.

[b] This was not identified as a significant effect in the EIA Scoping Report (**Appendix 2.1**), however following the assessment it is considered likely significant and has been reported in this Chapter.

- European Landscape Convention[1];
- National Planning Policy Framework[2]; and
- Manchester City Council's Core Strategy Development Plan Document[3].

8.15 The following guidance has informed the assessment of effects within this Chapter and is detailed further in **Appendix 6.1**:

- Guidance for Landscape and Visual Impact Assessment, Third Edition (hereafter referred to as GLVIA3)[4];
- Townscape Character Assessment[5];
- Visual Representation of Development Proposals[6];
- Guide to Development in Manchester Supplementary Planning Document[7]; and
- Strategic Level City-Wide Urban Characterisation for Core Strategy[8].

Defining the Study Area

8.16 The study area for the assessment comprises the area within which it is considered that there is potential for the Proposed Development to result in significant townscape or visual effects. The extent of the Study Area was informed by a field study, a review of available mapping data and the production of a computer-generated Zone of Theoretical Visibility (ZTV) which is set out in Appendix 3 of **Appendix 8.1**. **.** This ZTV was prepared following the design freeze in October 2025. It provides a more detailed assessment of the potential visibility of the Proposed Development than the VUCity ZTV used during the scoping process.

8.17 The ZTV modelling used a simple 3D model of the Proposed Development (using height information for the Proposed Development) together with digital terrain modelling and 3D modelling of most existing built form and vegetation (available LiDar data) in the local area to identify the area from which the Proposed Development is likely to be visible. It is not entirely accurate, due to not all vegetation or some of the most recent development being included in the 3D model. Resultantly, the process tends to give a slightly larger extent of visibility of the proposals than would happen in reality. However, it is a useful starting point to help identify the key views likely to be affected.

8.18 The study area for the assessment includes both the Site and the surrounding wider context. The townscape character assessment considers the Site at a local level through the determination of local townscape character areas within a 500m radius from the centre of the Site and the identification of townscape features. The visual assessment considers the existing and potential views within a wider 1km study area. It is likely that the Proposed Development would be visible from some points beyond this area but the effects of this would be so limited to such an extent that detailed assessment is not warranted (this approach is supported by GLVIA3 which states that the scale of assessment should be appropriate and proportional to the nature of the proposed development).

Background Studies to Inform the ES / Establishing the Baseline

8.19 **Table 8.3** summarises all studies/surveys/analysis/evaluations undertaken to inform the assessment presented within this Chapter.

Table 8.3: Background Studies / Surveys / Evaluations /Analysis

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Zone of Theoretical Visibility (ZTV) in VU city	Initial VU city modelling of ZTV based on anticipated height of Proposed Development.	August 2025
Initial desktop Baseline Townscape and Visual Appraisal	Initial desktop appraisal of Site and study area to identify baseline situation of townscape and visual receptors.	August 2025
Initial site survey and analysis of townscape and visual context	Initial site survey and analysis of the Site and surrounding context.	August 2025
Zone of Theoretical Visibility (ZTV)	Modelling of ZTV based on maximum anticipated height of Proposed Development.	October 2025
Site visit	The site visit recorded the Site and surrounding context's townscape features and verified the key visual receptors identified in the desk study. It involved travelling through the study area and producing a working photographic record of the area.	October 2025
Preparation of verified views	Capturing of surveyed photography and preparation of survey verified photomontage (rendered) and wireline visualisations (by specialist visualisation consultant – Virtual Planit). Included in Appendix 4 of **Appendix 8.1**.	November 2025
Townscape and Visual Impact Assessment	A TVIA has been undertaken to ascertain and evaluate the likely effects of the Proposed Development on townscape character and visual amenity in accordance with GLVIA3. The findings are set out in the standalone TVIA at **Appendix 8.1**, whereby those effects	November 2025

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
	considered to be significant have been reported as part of this Chapter.	

Assessment Process

8.20 The following methodology was adopted:

- Assessment methodology is drawn from GLVIA3 and is set out in full in the standalone TVIA at **Appendix 8.1** and summarised below;
- The purpose of the standalone TVIA (**Appendix 8.1**) has been to establish all effects arising from the Proposed Development on townscape and visual receptors, to ascertain significant effects for reporting through the EIA and this Chapter. Such an approach aligns with **Chapter 2: Approach to EIA** and associated best practice regarding proportionality;
- The assessment of townscape character effects has been informed by the identification of Local Townscape Character areas (LTCAs), carried out in accordance with the Landscape Institute's Technical Information Note 05/2017: Townscape Character Assessment[9]; and
- Representative viewpoint photography and visualisations have been used to support and inform the standalone TVIA and therefore also this Chapter. All photography and visualisations have been prepared in accordance with the Landscape Institute's Technical Guidance Note 06/19: Visual Representations of Development Proposals[10]. The detailed methodology for producing the visual representations by specialist consultant Virtual Planit is set out in Appendix 4 of **Appendix 8.1**.

Reporting of the Environmental Effect and Significance Criteria

8.21 The assessment of likely significant environmental effects as a result of the Proposed Development has taken into account the operational stage. The following sections define the approach adopted within the assessment for the determination of sensitivity (or value/importance), magnitude of change (or impact), the level of effect and significance.

Determining Sensitivity of Receptor

8.22 The sensitivity of affected receptors has been considered on a scale of **high**, **medium**, **low** or **negligible**.

Sensitivity of townscape receptors

8.23 The sensitivity of townscape receptors relates to the value attached to that receptor and the susceptibility of the receptor to the type of change or development proposed. GLVIA3 defines susceptibility as 'the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Scheme without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies' (GLVIA3, Para. 5.40).

8.24 The value of each of the identified townscape character receptors was assessed with reference to the following criteria and the definitions of level of value set out in **Table 8.4**:

- Any designations or policies (both national and local) which may be present; and
- The presence or absence of other attributes which contribute to townscape value such as condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects or associations e.g. with writers, artists or historic events.

Table 8.4: Value of Townscape Receptors

Value	Typical Level of Designation/ Rarity	Typical Examples
High	International, National, Regional	Townscape of notable character with unique or place-defining features and elements. Clearly coherent townscape character, with legible urban structure, a strong sense of architectural character and quality, and widespread use of high-quality materials. Minimal detracting elements and townscape features typically in good condition. High presence of good quality public realm or open space that contributes positively to the experience and usability of the townscape. No or limited potential for substitution.
Medium	Regional, Local	Townscape of some character, which is attractive, but with limited unique or place-defining features and elements. Recognisable urban structure with some variety in architectural quality and materials. Some detracting elements and variety in the condition of townscape features. Some presence of public realm or open space that makes a moderate contribution to the experience and usability of the townscape. Some potential for substitution.
Low	Local	Townscape of little scenic value or importance. Could include ordinary/commonplace or unremarkable areas of townscape. Disjointed urban structure and character or areas of coherent townscape that are commonplace and not locally distinctive. Presence of dominant detracting elements and townscape features in poor or declining condition.

Value	Typical Level of Designation/ Rarity	Typical Examples
		Areas that are vehicle focussed or dominated by industrial or commercial uses. Considerable potential for substitution.

8.25 Judgements on the susceptibility to change of each of the identified townscape receptors were made based on the scale set out in **Table 8.5**.

Table 8.5: Susceptibility to Change of Townscape Receptors

Susceptibility to change	Description
High	Townscape receptor[c] would be unlikely to accommodate the type of development proposed without unacceptable negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has little or no relationship to the type of development proposed and/or would be difficult to replace or substitute if lost e.g. veteran trees, historic or unique buildings and parkland. Characteristics of the townscape, which contribute to the townscape character are highly sensitive and would be fundamentally altered by the type of development proposed.
Medium	Townscape receptor would be compromised by the type of development proposed and/or the achievement of townscape planning policies and strategies would be compromised. Townscape receptor has some relationship to the type of development proposed and/or could be partially replaced or substituted if lost. Townscape receptor is moderately sensitive and characteristics of the receptor would be altered by the type of development proposed. The general townscape character would remain but would be weakened by the type of development proposed.
Low	Townscape receptor would be likely to accommodate the type of development proposed without unacceptable negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has a close relationship to the type of development proposed and could be easily replaced or substituted if lost. Townscape receptor is of low sensitivity and characteristics of the townscape would not be significantly altered by the type of development proposed. The general townscape character is resilient to change.

[c] Includes townscape character areas, townscape elements or features and particular aesthetic or perceptual aspects of the townscape.

8.26 A judgement on the overall sensitivity of each townscape receptor was based on the combined evaluation of susceptibility and value attached to the receptor, together with informed professional judgement and guidance provided in GLVIA3. For example, a townscape receptor that has a high sensitivity is likely to have a high value and a high susceptibility to change. A townscape receptor that has a low sensitivity is likely to have a low value and a low susceptibility to change.

Sensitivity of visual receptors

8.27 The sensitivity of the visual receptor comprises a judgement on the value attached to the views and an assessment of the susceptibility of each receptor to the type of change proposed. In accordance with GLVIA3, this assessment was made as part of the assessment of effects rather than as part of the baseline assessment.

8.28 A judgement on the value attached to the views has been made with reference to the following criteria and the definitions of value set out in **Table 8.6**.

- Planning designations e.g. Designated Views or Protected Vistas identified in local or regional planning policy;
- Other designations relating to landscape features or heritage assets e.g. key views identified in conservation area appraisals or recorded in citations for listed buildings or registered parks and gardens; and
- Indicators of the value attached to views by visitors e.g. views identified in guidebooks or on tourist maps, official viewpoints (often with sign boards and interpretive material) or views referenced in literature or art.

Table 8.6: Value attached to Views

Value	Typical level of designation / Rarity	Attributes
High	International, National, Regional,	View or views experienced by the receptor identified or protected at international, national or regional level recognised through designation or planning documents. View or views experienced by the receptors having a designed relationship with wider townscape features of high importance, and/or having a high aesthetic/scenic quality.
Medium	Regional, Local	View or views experienced by the receptor that are identified or protected at local level e.g. identified in local planning policy or guidance. May also include views experienced by the receptors which are undesignated, but value perhaps expressed through non-official publications or its contribution to enjoyment of the significance of a heritage asset or public open space, or have some aesthetic quality.

Value	Typical level of designation / Rarity	Attributes
Low	Local	The view or views experienced by the receptors is/are not related to designated, or non-designated, heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature. Typical or unremarkable view or views that contribute positively to the visual amenity experienced by the receptor.

8.29 The assessment of susceptibility of visual receptors has been based on the approach set out in para 6.32 of GLVIA3 which notes that:

- *'the susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:*
  - *The occupation or activity of people experiencing the view at particular locations: and*
  - *The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations'.*

8.30 Judgements on the susceptibility of a visual receptor to change have been broadly based on the descriptions of susceptibility set out in **Table 8.7**.

Table 8.7: Susceptibility to Change of Visual Receptors

Susceptibility	Description
High	Receptors for whom the view and visual amenity is of high importance to the experience or activity, including: people engaged in outdoor recreation whose attention or interest is likely to be focused on the townscape and on particular views e.g. waymarked walks through the townscape; and visitors to heritage assets or other attractions, where views of the surroundings are an important contributor to the experience.
Medium	Receptors for whom the view and visual amenity is of moderate importance to the experience or activity, including: travellers on most road or rail routes.
Low	Receptors for whom the view and visual amenity is of low importance to the experience or activity, including: people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the townscape; and, people at their place of work whose attention may be focussed on their work, not on their surroundings, and where the setting is not important to the quality of working life.

8.31 A judgement on the overall sensitivity of each visual receptor (ranging from High to Negligible) is made. This is based on the combined evaluation of susceptibility and value attached to the receptor, together with informed professional judgement and guidance provided in GLVIA3. For example, a visual receptor that has a High Sensitivity is likely to have a High Value and a High Susceptibility to change, a visual receptor that has a Low Sensitivity is likely to have a Low Value and a Low Susceptibility to change.

Determining the Magnitude of Change

8.32 The magnitude of change has been considered as the change experienced from the current baseline conditions at the sensitive receptor and has been considered on a scale of **large**, **medium**, **small** or **negligible**.

8.33 The magnitude of townscape and visual effect has considered the size or scale of the effect, the geographical extent of the effect and the duration and reversibility of the effect. Judgements on the magnitude of townscape and visual effect have been broadly based on the descriptions of magnitude set out in **Table 8.8** and **Table 8.9** respectively.

8.34 Consideration is also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- Adverse: overall harm to the character/quality of the view and loss of visual amenity;
- Beneficial: overall improvement to the character/quality of the view and improvement of visual amenity; and

- Neutral: no overall harm or improvement to the view or visual amenity.

Table 8.8: Defining Magnitude of Change – Townscape Receptors

Magnitude of Change	Definition
Large	Substantial change to all or most of the key characteristics of a townscape receptor and/or addition of major new elements and townscape features. Changes would substantially alter the character of a large area.
Medium	Partial change to some of the key characteristics of a townscape receptor and/or addition of new elements, which would be notable features. Changes would result in a large change to the character of a small area or a noticeable change to a larger area.
Small	Limited or localised change to common characteristics of a townscape receptor and/or addition of new elements or features in keeping with the existing character. Changes would result in a small change to the character of a large area or a noticeable change to a small area. Also includes temporary and/or reversible changes of larger scale or extent.
Negligible	No, or barely discernible, change to townscape receptor

Table 8.9: Defining Magnitude of Change – Visual Receptors

Magnitude of Change	Definition
Large	Substantial change to the key characteristics of a view and/or addition of major new elements, which would be prominent features. Changes would substantially alter the character and appearance of the view experienced by the receptor.
Medium	Partial change to some of the key characteristics of the view and/or addition of new elements, which would be notable features. Changes would result in a large change to the character and appearance of a small part of the view or a noticeable change to a larger part of the view experienced by the receptor.
Small	Limited or localised change to a view and/or addition of new elements, which would be noticeable features but largely in keeping with the existing character and appearance of the view. Changes would result in a small change to the character and appearance of a large part of the view or a noticeable change to a small part of the view. Also includes temporary and/or reversible changes of larger scale or extent within the view experienced by the receptor.
Negligible	No, or barely discernible, change to the view experienced by the receptor.

Determining the Level of Effect

8.35 The level of effect has been informed by the magnitude of change due to the Proposed Development and the evaluation of the sensitivity of the affected receptor. The level of effect has been determined using professional judgement and **Table 8.10** has been a tool which has assisted with this process.

8.36 Whilst **Table 8.10** provides ranges, the level of effect is confirmed as a single level and not a range, informed by professional judgement. For each effect, it has been concluded whether the effect is '*beneficial*' or '*adverse*' or '*neutral*'.

Table 8.10: Matrix to Support Determining the Level of Effect

		Sensitivity (or value / importance)			
		High	Medium	Low	Negligible
Magnitude of Change	Large	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

8.37 The following terms have been used to define the level of the effects identified and these can be 'beneficial' or 'adverse' or 'neutral':

- **Major effect**: where the Proposed Development is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity;
- **Moderate effect**: where the Proposed Development is likely to cause either a considerable change from the baseline conditions at a receptor which has a degree of adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability;
- **Minor effect**: where the Proposed Development is likely to cause a small, but noticeable change from the baseline conditions on a receptor which has limited adaptability, tolerance or recoverability or is of the highest sensitivity; or where the Proposed Development is likely to cause a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change or/and can recover from the change; and

- **Negligible**: where the Proposed Development is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor which is not considered sensitive to a change.

8.38 The duration of the effect has been assessed as either 'short-term', 'medium-term' or 'long-term'. Short-term is considered to be up to 1 year, medium-term is considered to be between 1 and 10 years and long-term is considered to be greater than 10 years.

Determining Significance

8.39 For each effect, a statement has been made as to whether the level of effect is '**Significant**' or '**Not Significant**'. This determination has been based on professional judgement and/or relevant guidance/legislation where applicable.

8.40 Significance has only been concluded for residual effects (i.e. following the identification of secondary mitigation).

Baseline Conditions

8.41 A detailed analysis of the baseline townscape and visual conditions is provided in the TVIA (**Appendix 8.1**). Sufficient information on key baseline conditions which relate to the receptors with significant effects is provided below.

Summary of Townscape Baseline

8.42 The Site covers a broadly rectangular shaped block of 0.7ha; it is bound by to the north by Charles Street, to west Sackville Street, to the east by a vacant tarmacked area formerly used for parking and Princess St and to the south pedestrianised area including stepped/ ramped areas, benches and large areas of hard standing creating a link between Princess Street to Sackville Street.

8.43 The Site is not located within an area covered by a townscape designation; however, it lies in close proximity to the Whitworth Conservation Area, approximately 60m to the north. Several listed buildings are also located nearby, including Granby House (Grade II) and Orient House (Grade II), both situated to the north of the Site within the Whitworth Conservation Area, and beyond the Altrincham Railway Viaduct (Grade II). The Lass O' Gowrie Public House (Grade II) is located approximately 90m to the west of the Site, beyond the River Medlock. The full extent of designations relevant to townscape value in the local area is illustrated on the Designations Plan provided at Figure 2 of **Appendix 8.1**.

8.44 The National Character Area covers a vast expanse of urban areas and includes a number of settlements which have grown and come together to form the Manchester conurbation including Manchester City Centre, Salford, Stockport, Sale, Ashton-under Lyne, Swinton, Altrincham, Stretford, Prestwich, Cheadle Hulme, Denton and Droylsden.

8.45 The Site lies within an urban townscape setting and reflects the identity of the urban characteristics described above. The Site and its immediate setting are urban, and university faculty buildings and student accommodation uses are typical of this character area.

8.46 As part of the evidence base to the Local Development Framework, MCC prepared an urban characterisation study11 to identify the varied character across the city. The study sets out the historical evolution of the city, identifies broad character areas before describing the underlying natural form, urban form as well as use, activity and movement for each area.

8.47 Four local townscape character areas were identified within the Study Area as illustrated on Figure 3 of **Appendix 8.1**. In this process, local level changes in characteristics that relate to physical elements or features and historic development, alongside how a place is experienced, have been considered. The LTCAs also take account of conservation area boundaries and recent changes in this evolving part of the City. The Site is located within LTCA1 – University Buildings, Living and Ancillary Uses and adjacent LTCAs include: LTCA2 – Whitworth Conservation Area (includes part of George Street Conservation Area); LTCA3 – Residential area of Ardwick; and LTCA4 – Manchester City Centre.

8.48 Of the LTCAs, identified only LTCA1 – University Buildings, Living and Ancillary Uses was considered to be subject to significant effects arising from the Proposed Development, confirmed through analysis within **Appendix 8.1**. Therefore, for the purpose of proportionality only the baseline conditions for LTCA 1, have been provided below. Baseline conditions for all remaining LCTAs are set out in detail within **Appendix 8.1**.

8.49 This townscape character area includes the Site and the streets which extend east and west across Oxford Road and Princess Street and north off the Mancunian Way towards the City Centre. The character area covers the various university buildings including lecture halls and the library, and student accommodation. With Manchester Metropolitan University – All Saints Campus located to the south-west of the Site and the University of Manchester (formerly UMIST) abutting the Site to the south and east. Photography demonstrating the characteristic of LTCA1 – Universities Area is included in **Appendix 8.1**.

8.50 The key characteristics of LTCA1 include:

- A city centre fringe area, the buildings are predominantly formed by institutional buildings associated with the universities.
- Gently falling topography, north, towards the River Medlock.
- Oxford Road and Princess Street are a primary link through the area. Oxford Road has two lanes for traffic, a bus lane, as well as generous wide footpaths and segregated cycle lanes on both sides of the route; this is a popular and well-known link between the City Centre and universities. Princess Street varies from two lanes and single lanes for traffic, with footpaths; it is also a key arrival route into and through the City.
- Built form is laid out on a fragmented grid street pattern.
- Built form generally has large footprints, interspersed with smaller scale buildings of student accommodation.
- Some Grade II listed buildings are located within the area located to the south-west, generally focused around the All Saints campus of Manchester Metropolitan University; with a cluster of Grade II listed assets (including the Renold Building) and locally recognised non designated heritage assets to the east of the Site at the University of Manchester.
- Recent development has introduced height to character area, with development at Circle Square reaching up to 36 storeys.

- Areas of public realm includes Circle Square, the pedestrianised areas of Altrincham Street and the small amenity lawned space associated with the university of Manchester campus. To the south-west of LTCA is All Saints Park, located centrally to the Manchester Metropolitan University, All Saints Campus.

8.51 LTCA1 is considered to be of **Medium Value** contains some isolated townscape features which relate to designated heritage assets and the universities; generally an unremarkable/ordinary townscape, some recent regeneration has introduced vibrancy and a sense of place to the area.

Summary of Visual Baseline

8.52 A baseline assessment of the local visual context and visual amenity was undertaken to understand the existing extent of visibility of the Site, key views in the vicinity of the Site (including protected views) and key visual receptors likely to be affected by the Proposed Development.

8.53 Key 'representative views' (RVs) were identified which reflect the character and quality of typical views from the key visual receptors, and to inform the baseline against which the visual effect of the Proposed Development could be assessed. The selection of RVs to be included within this TVIA were discussed and agreed with officers at MCC and Historic England (**Table 8.1**).

8.54 The Site itself is unremarkable; the existing development on-Site is dated but in use. The pedestrian link to the south of the Site provides a convenient link through the university campus but dominated by hard surfacing and dated street furniture and provide little visual amenity. The closed-off areas of planting to the perimeter of the Site mainly comprise of small lawn areas with hedgerows set behind iron railings adding limited visual amenity to the existing development.

8.55 Key positive contributors to the visual amenity of the area surrounding the Site include: the listed buildings located to the north of the Site, and Vimto Park and Sackville Gardens to the north and north-east.

8.56 Due to the existing built-up area and the relatively low rise built form within the Site, views of the Site are limited to the immediate vicinity. The principal views of the Site are currently experienced from the roads that directly border the Site.

8.57 Zone of Theoretical Visibility (ZTV) mapping of the Proposed Development has been undertaken to understand the potential future extent of visibility of the Proposed Development and to identify visual receptors with potential to be affected by the proposals. The ZTV mapping was also based on the available lidar data of the existing buildings within the study area. It provides sufficient information to allow the general extent of visibility of the proposals to be understood and to assist in the identification of visual receptors and selection of representative viewpoints.

8.58 The ZTV mapping for the Proposed Development is included at Appendix 3 of **Appendix 8.1** and has been used to identify the key visual receptors with potential to be affected by the Proposed Development, which are set out below.

8.59 Visual receptors are defined as the groups of people who may be affected by changes in views and visual amenity. They include people passing through publicly accessible places e.g.

by foot, car, bicycle or public transport, people living and working in an area and people visiting or engaged in recreational activities.

8.60 The key visual receptors which have been identified within the Study Area with the potential to have significant effects as a result of the Proposed Development are set out in **Table 8.11** below.

8.61 Key RVs (located in Figure 8 of **Appendix 8.1**) were identified which reflect the character and quality of typical views experienced by the key visual receptors, and to inform the baseline against which the visual effect of the Proposed Development could be assessed.

8.62 Each of the visual receptors would experience varying views of the Site as they travel along the indicated routes. This range of effects is considered and described in its entirety for the visual receptors. The RVs demonstrate a snapshot of this experience and have been used to inform the overall assessment. Where significant effects are expected to be experienced by the visual receptors, the baseline characteristics are summarised in **Table 8.11** with reference to the RVs.

Table 8.11: Visual Receptor Baseline Commentary

Receptor	Commentary
2. Open Space users in Vimto Park Representative Viewpoint RV 2	This area of public realm is located north-west of the Site, beyond the railway viaduct, within the Whitworth Street Conservation Area. The park comprises open grassed areas and mature tree cover, which frame the central Vimto Monument. The space is generally well enclosed by the viaduct, mature trees and vegetation, and surrounding built form. Long-distance views out of the park are limited, often foreshortened by intervening buildings or filtered through vegetation. However, in some locations, breaks in the tree cover allow southward views towards the Altrincham Viaduct and city centre developments rising above the horizontal line of the viaduct. From the central lawn, looking south and south-west, gaps in the vegetation and viaduct arches provide filtered views towards the Site. The existing building within the Site is visible through the viaduct arches but does not rise above this horizontal feature. In these views, additional buildings further south and west in the city centre and around the University Campus are also visible. Views are likely to be of high importance to open space users.
6. Users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and	Sackville Street and Charles Street are secondary routes through the southern portion of the City Centre, both linking into Princess Street and Whitworth Street, which are primary routes through the area. Both roads comprise two lanes of traffic and benefit from pavements on both sides. Sackville Street borders the eastern Site boundary, while Charles Street borders the northern boundary.

Receptor	Commentary
open space along the southern Site boundary) Representative Viewpoint RV 6a, b, c, &d	Directly adjacent to the Site, the existing built form is clearly visible from these routes. Due to the levels across the Site and the design of the existing building, the street scene is not particularly attractive, with the building turning its back on the majority of the roads. Bedroom windows for the existing student accommodation (Weston Halls) and hotel rooms are set high on the building elevations, resulting in limited to no active frontages along the streets, with the exception of the Pendulum Hotel entrance at the south-western corner of the building fronting Sackville Street. Charles Street, in particular, suffers from a lack of active frontages, with a multi-storey car park located on the northern side of the route. Away from the Site, these roads are generally flanked by coherent building frontages. There are channelled views along both routes when travelling south and east towards the Site. Sackville Street follows a north–south alignment, with the northern portion fronted by listed buildings and passing through the Whitworth Street Conservation Area. Charles Street follows an east–west alignment, lying to the south of the Whitworth Street Conservation Area boundary. Both routes are generally enclosed by tall buildings, becoming more open nearer to the Site. Views and visual amenity along these routes are likely to be of moderate importance to road users and pedestrians. Along the southern Site boundary is an area of public open space providing access to some university facilities and creating an east–west link between Sackville Street, the University of Manchester campus, Princess Street, and the wider townscape beyond. The route is elevated, with views southwards foreshortened by large institutional buildings and views northwards more open, looking towards the existing building within the Site. The area is paved, with benches, cycle storage, and small planters. The design of the space is dated, and the area lacks vibrancy, with limited active frontages onto the space. As a pedestrianised area the views are likely to be of high importance to users of this space along a locally walked route.

Future Baseline

8.63 Without the implementation of the Proposed Development, the baseline conditions would continue to evolve with key changes being the continued growth of existing trees around the perimeter of the Site, with the Site currently occupied by a 4-storey PBSA and hotel development of limited architectural merit.

Primary and Tertiary Mitigation

Construction Stage

8.64 The following tertiary mitigation which has been evaluated as part of the construction stage assessment is outlined below.

- Use of site hoardings, management of construction traffic, control of working hours and other appropriate housekeeping on the Site in accordance with the CEMP (further details provided within **Chapter 4: Development Specification**).

Operational Stage

8.65 The following primary mitigation which has been evaluated as part of the operational stage assessment is outlined below.

8.66 Effects on the identified townscape and visual receptors have been mitigated through the design and layout of the Proposed Development as defined in **Chapter 4: Development Specification** of the ES. Key primary mitigation elements which have been evaluated as part of the operational stage assessment are summarised below.

- **High architectural and design quality:** The proposed buildings and landscape, as set out in the submitted plans, elevations (see **Chapter 4: Development Specification**), would positively contribute to the immediate townscape through elevation articulation, detailing, material selection, roofline treatment, and hard and soft landscaping.

- **Height and massing integration:** The height and massing of the proposed built form have been designed to respond to the surrounding context. The Site is located on the edge of the City, within an area capable of accommodating taller development, and identified in policy for regeneration. The two taller elements, the north-western and south-eastern towers that act as visual anchors, defining the development blocks and balancing the composition within its setting.

- **Reactivation of Charles Street:** The northern elevation of the Phase A building is set back from the street edge along Charles Street, creating the main entrance to the development. This arrangement reactivates Charles Street and enhances the environment along this route.

- **High-quality open spaces and gardens:** New development incorporates open spaces and landscaped garden areas, providing a vibrant and attractive setting for roads and pedestrian routes immediately adjacent to the Site.

- **Semi-private amenity spaces:** These areas are designed to support studying, relaxation, and social interaction. The proposed landscaping has been organised into two distinct spaces, defined by the level change on-Site, with the northern section forming a more formal garden space for residents, while the southern-most part, located beyond a retaining wall, featuring a less formal woodland character. The design also allows for potential future integration into the wider public realm, including the possibility of partial public access.

- **Contextual materials:** External elevation materials have been selected to reflect the local context, with a colour palette that complements Manchester's historic stock

brick. Variation in materiality helps break up the overall massing and establishes a coherent architectural language. Upper floors are clad in blast-precast concrete, lower floors use polished concrete for ease of maintenance, and decorative metal panels incorporate patterns inspired by historic cotton weaving designs. These features enhance design quality and visual interest.

- **Tower parapet design:** A scalloped decorative parapet encloses rooftop plant on the towers, maintaining visual amenity and adding architectural interest to the skyline.

Assessment of Effects, Secondary Mitigation and Residual Effects

Operational Stage

8.67 **Appendix 8.1** sets out the assessment of sensitivity for the LTCAs identified within the townscape study area (including LTCAs which have been scoped out as outlined above). This includes an assessment of the value of the LTCAs and the susceptibility to change which is based on the criteria set out in the methodology, **Tables 8.4** and **8.5** respectively.

Changes to townscape character

LTCA1 – University Buildings, Living and Ancillary Uses

8.68 The Proposed Development would directly influence the characteristics of LTCA1.

8.69 The change would involve the introduction of a large PBSA development and an improved street scene along the immediate routes bordering the Site. The Proposed Development would replace the existing PBSA and hotel buildings, which are of limited architectural and townscape merit and currently provide only partial active frontage onto surrounding streets and public realm.

8.70 Although the proposed buildings would be large in scale and form prominent new features in the townscape, they would be of high architectural quality and set within high-quality landscaped areas.

8.71 Existing vegetation within the Site, which is generally of low quality, would be removed; however, this would be replaced with new tree and shrub planting. While the enhanced green spaces would be largely contained within the Site, they would remain visible and appreciable from the immediate surroundings, including Charles Street and the southern pedestrian route.

8.72 The Proposed Development would introduce additional height and massing; however, this has been carefully designed to respond to the Site's location on the edge of the city centre, where taller development is appropriate. In this context, the new built form would contribute positively to the emerging city skyline.

8.73 The proposed uses across the Site are reflective of the local context, complementing the character of nearby university buildings and other PBSA developments. These uses would generate increased activity and footfall and combined with the introduction of active ground-floor frontages, would create a greater sense of vibrancy in the local area.

8.74 Within the wider LTCA, effects on townscape character would be smaller in scale. In many locations, the Proposed Development would be visible in the background of views, but it

would be experienced within the context of other large-scale and tall buildings already present in the local skyline.

8.75 Overall, the Proposed Development would result in a noticeable change to the character of LTCA1, representing an improvement over the existing baseline condition. The type of effect is therefore assessed as beneficial, with the Proposed Development enhancing the prevailing character of the area.

8.76 The sensitivity of LTCA 1 – University Buildings, Living and Ancillary Uses is considered to be medium. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct permanent long-term beneficial or effect which is considered to be moderate.

Secondary Mitigation or Enhancement

8.77 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

8.78 In the absence of secondary mitigation, the residual effects for LTCA1 is the same as that reported in the pre-mitigation scenario.

Significance

8.79 This effect is considered to be **Significant.**

Change to character of the view and visual amenity

8.80 **Appendix 8.1** sets out the sensitivity of the identified visual receptors that have been scoped into this assessment. This is based on the value attached to the view by the receptor group (based on the criteria set out in **Table 8.8**) and the susceptibility to change of the receptor group (based on the criteria set out in **Table 8.9**).

8.81 This assessment should be read in conjunction with the visual representations set out at Appendix 4 of **Appendix 8.1**. The assessment follows the methodology set out in full in **Appendix 8.1**.

8.82 A ZTV (Appendix 3 of **Appendix 8.1**) was produced to demonstrate the potential extent of visibility of the Site with the Proposed Development in place. The blue area on the ZTV plans indicates the area from which it is anticipated that the Proposed Development would be visible. The grey areas indicate where the Proposed Development is likely to be obscured and the gradation of blue demonstrates the reduction in visibility due to intervening features in the townscape. The ZTV doesn't account for the inevitable reduction in the perceived scale of the proposals due to distance away from the Site.

8.83 The area which would experience the greatest level of change in views arising from the Proposed Development is that of the roads in the immediate context of the Site including the pedestrian link along the southern Site boundary and the roads that directly abut the Site boundary. Due to the scale of the development, the immediate streets surrounding the Site are likely to experience the most changes to views, with a marked increase in the visibility of built form when compared to the existing situation. In the wider townscape, the Proposed Development would also become visible on the skyline from areas of public open space, streets orientated towards the Site and other streets where the new built form would be seen above lower rooflines. This increase in development is likely to bring about both positive and negative changes to views which are described in greater detail within the assessment of effects on visual receptors below.

Open Space users in Vimto Park (Representative View 2.0)

8.84 As demonstrated in the ZTV (Appendix 3 of **Appendix 8.1**), the Proposed Development would be visible from the majority of Vimto Park. Although the space is enclosed by surrounding built form, the railway viaduct is a relatively low townscape element when looking south, allowing views towards the Site. The Proposed Development would be clearly visible through the viaduct arches and rising above the viaduct structure.

8.85 The ground floor levels of the development would be screened by intervening buildings; however, the middle and upper storeys of both phases would be visible. Mature trees around the edges of the park would screen parts of the development and would filter views during the winter months. A typical view looking south towards the Site is illustrated in RV2.

8.86 Once complete, the Proposed Development would result in an increased sense of enclosure and a reduction in the amount of visible open sky, which is likely to be perceived as an adverse change. However, positive effects would also occur as a result of the removal of a low-quality building and the introduction of a contemporary, well-designed architectural form. Variation in heights, massing, and materiality would help to break up the overall bulk of the development, providing visual interest and further articulation on the skyline. Architectural details, including the decorative panel patterns and the scalloped parapets/roof crowns, would be perceptible at this distance and would contribute positively to the townscape.

8.87 On balance, the type of effect is assessed as Neutral, reflecting a combination of adverse and beneficial influences with no overall improvement or deterioration in the quality of the view.

8.88 The sensitivity of Open Space users in Vimto Park is considered to be medium - high. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct permanent long-term Neutral effect which is considered to be moderate.

Secondary Mitigation or Enhancement

8.89 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

8.90 In the absence of secondary mitigation, the residual effects for Open Space users in Vimto Park is the same as that reported in the pre-mitigation scenario.

Significance

8.91 This effect is considered to be **Significant.**

Users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and open space along the southern Site boundary) (Representative View RV 6a, b, c, & d)

8.92 There would be direct, unobstructed views of the Proposed Development from the routes that directly abut the Site.

8.93 Users of Sackville Street, immediately south of the Site, travelling north, would experience clear views of the development, including the new building, open views into internal amenity areas, and areas of shrub planting designed to soften the building's appearance, as illustrated in RV6b. Further north, travelling south along Sackville Street, users would be able to perceive the taller tower of the proposals, while other parts of the development would be

partially screened by intervening built form, including buildings within the Whitworth Street Conservation Area and the Altrincham Viaduct (RV6a).

8.94 Users of Charles Street directly adjacent to the Site would also obtain clear views of the proposals, including the building frontage and the new entrance, which is enhanced by tree and shrub planting to create a welcoming threshold space. Further west, travelling east along Charles Street, the lower levels of the development would be partially obscured by intervening buildings, but the northwestern tower would rise prominently above the middle-distance built form, as shown in RV6c.

8.95 To the south, users of the pedestrian routes within the adjacent space would experience clear, elevated views of the buildings and direct views over and into the improved semi-private garden spaces. RV6d, taken from the southwestern tip of the Site, illustrates potential views from the southern pedestrian link.

8.96 Across all viewpoints immediately surrounding the Site, the increased scale of the Proposed Development would result in a heightened sense of enclosure and a reduction in visible open sky, which could be perceived as an adverse change. However, these effects are balanced by positive aspects, including the replacement of existing low-quality buildings with well-designed contemporary architecture, enhancements to the public realm through new tree planting, and improved interfaces between the building and surrounding streets.

8.97 At close range, the Proposed Development would provide visual interest, with the detailing, materiality, and high-quality landscaped and semi-private garden spaces being readily appreciable. Overall, the resultant effects on visual amenity from these routes are considered beneficial.

8.98 The sensitivity of users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and open space along the southern Site boundary) are considered to be Medium (Sackville Street and Charles Street) and Medium - High (pedestrian link and open space along the southern Site boundary. The magnitude of change is considered to be large. There is likely to be direct, permanent, long-term, beneficial effect which is considered to be a Moderate level of effect.

Secondary Mitigation or Enhancement

8.99 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

8.100 In the absence of secondary mitigation, the residual effects for users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and open space along the southern Site boundary) is the same as that reported in the pre-mitigation scenario.

Significance

8.101 This effect is considered to be **Significant.**

Limitations and Assumptions

8.102 To ensure transparency within the EIA process, the following limitations and assumptions have been identified.

- In considering the effects of the Proposed Development upon the townscape character areas and visual receptors, the assessment has been based on the Proposed Development contained within **Chapter 4: Development Specification** (including the Plans, Elevations and Sections) which includes the details on demolition and tree removal;

- In regard to the visual assessment, the assessment does not attempt to predict the visual effects of seasonal changes throughout the year, or the difference between day and night time effects, but describes the 'worst case' position in terms of the view when the Proposed Development would be most visible i.e. daytime views in the winter (when trees would have lost their leaves); and

- Whilst a selection of RVs and supporting visual representations have been provided and the evaluation of the kinetic experience of visual receptors has been undertaken, not every available view within the study area has been illustrated or described and professional judgement has been used to assess the effects of the Proposed Development and when defining effects which are and are not significant.

Summary

8.103 **Table 8.12** provides a summary of the effects, receptors, residual effects and conclusions of significance considered within the Chapter.

8.104 The table only provides a summary of the residual effects identified within the assessment and details of all primary, secondary and tertiary mitigation that has been taken into account is set out in detail within the Chapter and summarised within Environmental Management Plan included within **Volume 3: Environmental Management Plan**.

Table 8.12: Summary of Residual and Significant Effects

Effect	Receptor	Residual Effect	Is the Effect Significant?
Operational Stage			
Changes to local townscape character	LTCA1 – University Buildings, Living and Ancillary Uses	Moderate beneficial	Yes
Changes to visual amenity	2. Open Space users in Vimto Park	Moderate neutral	Yes
	6. Users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and open space along the southern Site boundary)	Moderate beneficial	Yes

References

[1] European Council (2007) European Landscape Convention

[2] Department for Levelling Up, Housing and Communities (2025) National Planning Policy Framework: https://www.gov.uk/government/publications/national-planning-policy-framework--2 [Date accessed: 17.11.25]

[3] Manchester's Local Development Framework: Core Strategy Development Plan Document (11 July 2012) Manchester City Council

[4] Landscape Institute and the Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition

[5] Landscape Institute (2017) Townscape Character Assessment: Landscape Institute Technical Information Note 05/2017

[6] Landscape Institute (2016) Landscape Character Assessment: Technical Information Note 08/2015. Available at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2016/01/Landscape-Character-Assessment-TIN-08_15-20160216.pdf [Date accessed: 17.11.25]

[7] Guide to Development in Manchester Supplementary Planning Document, Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007, April 2007, Manchester City Council

[8] Local Development Framework: Strategic Level City – wide Urben Characterisation for Core Strategy, November 2010, Manchester City Council

[9] Landscape Institute, 2017, Technical Information Note 05/2017: Townscape Character Assessment

[10] Landscape Institute, September 2019 , TGN 06/19 Visual Representation of development proposals

[11] Local Development Framework: Strategic Level City – wide Urben Characterisation for Core Strategy, November 2010, Manchester City Council

9. Wind Microclimate

Introduction

9.1 This Chapter reports the outcome of the assessment of likely significant environmental effects arising from the Proposed Development in relation to wind microclimate.

9.2 The Chapter describes the scope of the assessment and assessment methodology, and a summary of the baseline information that has informed the assessment.

9.3 In line with **Chapter 2: Approach to EIA**, the assessment reports on the likely significant environmental effects, the further mitigation measures required to prevent, reduce or offset any significant adverse effects, or further enhance beneficial effects. The conclusions are provided both in terms of the residual effects and whether these are considered significant. The assessment of effects takes into consideration both primary and tertiary mitigation (see **Chapter 2: Approach to EIA** for further details) and is informed by the EIA Scoping process (**Appendix 2.1 – 2.2**) and iterative scoping process where applicable.

9.4 This Chapter, and its associated **Figures 9.1** – **9.15** and **Appendices 9.1** – **9.2**, is intended to be read as part of the wider ES with particular reference to the introductory Chapters of this ES (**Chapters 1 – 5**).

9.5 In addition, this Chapter should be read in conjunction with **Chapter 15: Assessment of Cumulative Effects**.

Summary of Consultation

9.6 No consultation, beyond the EIA Scoping Report, has been undertaken with respect to wind microclimate to inform the scope or methodology of assessment presented in this Chapter.

Scope of the Assessment

9.7 An EIA Scoping Report was submitted to MCC on 30th September 2025, as presented as **Appendix 2.1**. The Scoping Opinion was received on 18th November 2025(**Appendix 2.2**). This section provides confirmation on the scope of the assessment presented within this Chapter following submission of the EIA Scoping Report.

Effects Not Considered to be Significant

9.8 No effects which were unlikely or not significant were identified at the Scoping stage.

Effects Considered Likely to be Significant

9.9 The following effects (**Table 9.1**) were considered likely to be significant and are reported within this Chapter:

Table 9.1: Effects Considered Likely to be Significant

Likely Significant Effect	Receptors	Applicable Stage
Exceedance of criteria (Lawson) for pedestrian safety	Thoroughfares, entrances, waiting areas and recreational spaces within and around the Site	Operation and Construction
Exceedance of criteria (Lawson) for pedestrian comfort		Operation and Construction

9.10 During the construction stage, the construction of the Proposed Development will occur gradually. In the first instance, there is considered to be limited opportunity for accelerated wind due to channelling or downdraughts. Nonetheless, as the built form (specifically the massing) of the Proposed Development gradually forms, there will be instances where accelerated wind conditions may occur, albeit these will be gradual over the course of the construction stage. As the massing nears completion, the level of effect is likely to be similar to that being considered/assessed at the operational stage within this Chapter (see "Test Configurations" section below).

9.11 The construction of the Proposed Development is intended to be delivered in two phases. The highest potential for raised wind speeds during the construction process which may exceed those of the operational stage will occur when Phase A is built out but Phase B is yet to commence.

9.12 Therefore, it is considered that the assessment of an interim scenario representing the Site on completion of Phase A represents an appropriate representation of a worst-case scenario during construction.

9.13 It should be noted that the above differs from the approach set out in the EIA Scoping Report (**Appendix 2.1**), which did not account for phasing and instead, proposed that construction effects were scoped out.

Assessment Methodology

Legislative Framework, Policy and Guidance

9.14 The following legislation and policy has informed the assessment of effects within this Chapter, and is detailed further in **Appendix 9.1:**

- National Planning Policy Framework (2025)[1]; and
- Greater Manchester Combined Authority: Places for Everyone Joint Development Plan (2024)[2].

9.15 The following guidance has informed the assessment of effects within this Chapter and is detailed further in **Appendix 9.1**:

- National Planning Practice Guidance (2021)[3]; and
- Manchester Core Strategy (2012-2027)[4].

Defining the Study Area

9.16 A 400m radius from the centre of the Site was used for the assessment. This is the industry standard value for the UK (in accordance with guidance such as the City of London Wind Microclimate Guidelines[5]). This distance is considered sufficient to capture all wind effects on-Site, as well as those effects on the surrounding area.

Background Studies to Inform the ES / Establishing the Baseline

9.17 **Table 9.2** summarises all studies/surveys/analysis/evaluations undertaken to inform the assessment presented within this Chapter.

Table 9.2: Background Studies / Surveys / Evaluations /Analysis

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Initial Computational Fluid Dynamics (CFD) Assessment	An Initial CFD based wind assessment	October 2025
Computational Fluid Dynamics (CFD) Wind Microclimate Assessment	A CFD based wind microclimate assessment	November 2025

Assessment Process

Defining the Baseline

9.18 Baseline conditions have been established using a high-resolution CFD model, extending from a 400m radius from the centre of the Site.

9.19 The existing baseline conditions are defined as the current Site conditions at the time writing (2025).

9.20 The baseline scenario has included the completion of Echo Street (Cumulative Project 4); and Former London Road Fire Station (Cumulative Project 5), as they are both at or near maximum height. It is therefore considered reasonable that the massing is considered part of the baseline.

CFD Testing

9.21 CFD is a digital modelling technique, which simulates the effect of wind for the built environment. The air is divided into hundreds of millions of "cells", within which the equations of motion are solved. GIA (the Wind Microclimate ES Authors) uses cloud computing from Amazon Web Services (AWS) to run the simulations, to ensure vast scalability and appropriate resource availability for any project.

9.22 A 3D model of the Proposed Development was included in the CFD model and wind speeds were measured on and around the Site to determine the strength and frequency of pedestrian level wind speeds.

9.23 A suitable atmospheric boundary layer (to accurately capture the effect of local buildings and terrain on atmospheric wind speeds and turbulence) was generated.

9.24 Wind speeds on and around the Site were measured at 1.5m above any surfaces expected to be used for pedestrian activity to determine the conditions at and around the Site. The model was run at full scale from 18 wind angles, spaced using 10° or 30° increments such that no sector contributed more than 10% of the annual wind.

9.25 On-Site and local wind speeds were combined with ~30 years-worth of weather data for Manchester International Airport, corrected for terrain local to the airport and the Site, to obtain annual and seasonal frequency and magnitude of wind speeds across the model. This allowed for the 'grading' of the pedestrian level winds according to the Lawson Comfort Criteria, which are explained later in this Chapter.

9.26 Meteorological data from Manchester International Airport were used for this assessment and is representative of wind conditions for the Greater Manchester area.

9.27 Approximately 30 years of meteorological data were used in the assessment. The data was corrected to account for the difference in terrain roughness between the airport and at the Site, using ESDU 2010 Item01008 'Computer program for wind speeds and turbulent properties: flat or hilly sites in terrain with roughness changes'.

9.28 Seasonal wind roses for the airport are shown in **Figure 9.1**. The dominant wind direction is from the south-south-west with a secondary peak from the west north-west.

9.29 The wind microclimate effects are assessed annually and seasonally. The windiest season (typically the winter months of December, January and February) are reported as this is when the strongest winds are expected. Summer conditions (June, July, August) are also reported as this is the season when pedestrian usage of outdoor spaces is expected to be highest.

9.30 The model was created from 3D CAD provided by SimpsonHaugh consisting of the following files (all received 17/10/25). It should be noted that minor changes were made to the design after this issue (issued 07/11/25), but these are all sufficiently minor that they would not impact wind conditions on or around the Site:

- 10346-SHA-ZA-A-G200-M3-XX-001.rvt;
- 10346-SHA-ZA-A-G251-M3-XX-001.rvt;
- 10346-SHA-ZB-A-G200-M3-XX-001.rvt; and
- 10346-SHA-ZB-A-G251-M3-XX-001.rvt.

Target conditions

9.31 Conditions were graded according to the London Docklands Development Corporation (LDDC) variant of the Lawson Comfort Criteria[6], which is the industry standard Lawson Criteria.

9.32 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. **Table 9.3** sets out the description of the comfort categories to classify wind conditions.

Table 9.3: Lawson Comfort Criteria (LDDC Version)

Category	5% Exceedance Wind Speed[a]	Description
Sitting	0-4m/s	Acceptable for outdoor sitting use (e.g. cafes, benches, balconies)
Standing	4-6m/s	Acceptable for main building entrances, pick-up / drop-off points and bus stops
Leisure Walking	6-8m/s	Acceptable for strolling
Business Walking	8-10m/s	Acceptable for external pavements, walking purposefully without lingering
Uncomfortable	>10m/s	Not comfortable for regular pedestrian access

9.33 Additionally, strong winds are defined as winds which exceed 15m/s for 0.025% of the year. An instance of strong winds could pose an unacceptable safety risk to pedestrians or cyclists.

9.34 Roadways and thoroughfares should be suitable for walking in the windiest season, with business walking acceptable on roadways and leisure walking targeted for throughfares.

9.35 Entrances should be suitable for standing in the windiest season. This applies to all principal existing off-Site entrances in the surrounding area and to all proposed on-Site entrances.

9.36 Transit stops or drop-off points should be suitable for standing in the windiest season. This applies to the bus stops on Charles Street, Sackville Street and Princess Street.

9.37 There is existing amenity in the form of a park to the east of Pariser Building and public realm located outside Vita Student Circle Square Student Accommodation. These are targeted to be suitable for a mixture of sitting and standing in summer conditions.

9.38 There is existing spill-out seating outside of The Garratt pub, located to the north-west of the Site. This is targeted to be suitable for sitting in summer conditions.

9.39 There are proposed mixed amenity spaces in the form of new public realm around the Site. These are targeted to be suitable for a mixture of sitting and standing in summer conditions.

Sensitive Locations

9.40 The sensitive locations for the wind test are summarised in **Table 9.4**. The sensitive locations at ground level are shown in **Figure 9.2** for the full Proposed Development and **Figure 9.3** for the Interim Scheme.

[a] Defined as the wind speed which is likely to occur for 5% of a season (or 1 hour of every 20) i.e. regularly enough to potentially cause a nuisance.

Table 9.4: Wind Sensitive Locations

Receptor Type (Relevant Assessment Season)	Receptor Reference
Thoroughfares & Roadways (windiest)	All ground level locations on and around the Site.
Entrances (windiest)	Off-Site, existing, building entrances (marked "O" on **Figure 9.2** and **Figure 9.3**). On-Site, proposed, building entrances (marked "E" on **Figure 9.2** and **Figure 9.3**).
Transit Stops (windiest)	Charles Street Bus Stop (marked "B" on **Figure 9.2** and **Figure 9.3**); and Sackville Street Bus Stop (marked "B" on **Figure 9.2** and **Figure 9.3**); and Princess Street Bus Stop (marked "B" on **Figure 9.2** and **Figure 9.3**).
Off-Site Amenity (summer)	Pariser Building Park (marked "P" on **Figure 9.2** and **Figure 9.3**); Vita Student Circle Square Student Accommodation Public Realm (marked "A1" on **Figure 9.2** and **9.3**).
Spill-Out Seating (summer)	The Garratt Pub (marked "S1" on **Figure 9.2** and **Figure 9.3**)
Public Realm (summer)	Marked "A2" on **Figure 9.2** and **Figure 9.3**

Test Configurations

9.41 Four configurations were tested as set out below:

- Configuration 1: Baseline (existing Site as of November 2025 including any cumulative developments that are currently under construction or compete as per **Chapter 15**;
- Configuration 2: Baseline + Interim Scheme (Phase A and Echoes Day Nursery (63 Charles St);
- Configuration 3: Baseline + Proposed Development (Phase A and Phase B); and
- Configuration 4: Baseline + Proposed Development + 'Cumulative Projects', as set out in **Chapter 13: Assessment of Cumulative Effects**.

9.42 Landscaping has not been included in the scenarios in order to present a 'worst-case' scenario.

9.43 In addition to those Cumulative Projects already identified as part of the baseline, the following Cumulative Projects were considered within Configuration 4:

- Sister Plot C (143024/FO/2025), Cumulative Project 1, **Figure 15.1**;

- Charles Street Multi Storey Car Park (Plot H Sister) (143741/FO/2025), Cumulative Project 2, **Figure 15.1**;
- Charles Street (138808/FO/2023), Cumulative Project 3, **Figure 15.1**;
- Upper Brook Street Masterplan (137401/FO/2023), Cumulative Project 6, **Figure 15.1**;
- Faraday Tower (143769/FO/2025), Cumulative Project 27, **Figure 15.1;** and
- All Saints Campus Library (143943/FO/2025), Cumulative Project 28, **Figure 15.1.**

Reporting of the Environmental Effect and Significance Criteria

9.44 The assessment of likely significant environmental effects as a result of the Proposed Development has taken into account the construction and operational stage. The following sections define the approach adopted within the assessment for the determination of sensitivity (or value/importance), magnitude of change (or impact), the level of effect and significance.

Determining Sensitivity of Receptor

9.45 The sensitivity of affected receptors has been considered on a scale of **high**, **medium**, **low** or **negligible**.

9.46 All receptors are considered of **high** sensitivity to strong winds, as these can pose a risk to pedestrian safety.

9.47 General thoroughfares and roadways are of **medium** sensitivity to pedestrian comfort, as users are not expected to dwell for significant periods in the region of an individual probe.

9.48 Transit stops, building entrances, amenity spaces, public realm and terraces are of **high** sensitivity to pedestrian comfort.

Determining the Magnitude of Change

9.49 The magnitude of change has been considered as the change experienced from the current baseline conditions at the sensitive receptor and has been considered on a scale of **large**, **medium**, **small** or **negligible**.

9.50 The magnitude of wind effects is defined as set out below:

- Large beneficial: wind conditions are three categories calmer than required OR conditions which were previously unsafe due to strong winds are made safe by the inclusion of the Proposed Development;
- Medium beneficial: wind conditions are two categories calmer than required;
- Small beneficial: wind conditions are one category calmer than required;
- Negligible / No effect: wind conditions are those required OR the suitability of conditions is consistent with that of the baseline conditions;
- Small adverse: wind conditions are one category windier than required;
- Medium adverse: wind conditions are two categories windier than required; and

- Large adverse: wind conditions are three categories windier than required OR unsafe conditions due to strong winds are introduced as a consequence of the Proposed Development.

Determining the Level of Effect

9.51 The level of effect has been informed by the magnitude of change due to the Proposed Development and the evaluation of the sensitivity of the affected receptor. The level of effect has been determined using professional judgement and **Table 9.5** has been a tool which has assisted with this process.

9.52 Whilst **Table 9.5** provides ranges, the level of effect is confirmed as a single level and not a range, informed by professional judgement. For each effect, it has been concluded whether the effect is '*beneficial*' or '*adverse*'.

Table 9.5: Matrix to Support Determining the Level of Effect

		Sensitivity (or value / importance)			
		High	Medium	Low	Negligible
Magnitude of Change	Large	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

9.53 The following terms have been used to define the level of the effects identified and these can be 'beneficial' or 'adverse':

- **Major effect**: where the Proposed Development is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity;

- **Moderate effect**: where the Proposed Development is likely to cause either a considerable change from the baseline conditions at a receptor which has a degree of adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability;

- **Minor effect**: where the Proposed Development is likely to cause a small, but noticeable change from the baseline conditions on a receptor which has limited adaptability, tolerance or recoverability or is of the highest sensitivity; or where the Proposed Development is likely to cause a considerable change from the baseline

conditions at a receptor which can adapt, is tolerant of the change or/and can recover from the change; and

- **Negligible**: where the Proposed Development is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor which is not considered sensitive to a change.

9.54 All operational wind effects are **direct**, **permanent** and **long-term** (which is considered to be greater than 10 years), wind effects for the interim phase assessment are **direct**, **temporary** and **short-term** (which is considered to be less than 10 years).

Determining Significance

9.55 For each effect, a statement has been made as to whether the level of effect is '**Significant**' or '**Not Significant**'. This determination has been based on professional judgement and/or relevant guidance/legislation where applicable.

9.56 Significance has only been concluded for residual effects (i.e. following the identification of secondary mitigation).

Baseline Conditions

Configuration 1: Existing Site with Existing Surrounds

9.57 **Figure 9.4** shows windiest season comfort for the Baseline configuration.

9.58 **Figure 9.5** shows summer comfort for the Baseline configuration.

9.59 **Figure 9.6** shows strong winds for the Baseline configuration.

9.60 Baseline conditions range between suitable sitting, standing and walking. Conditions are windier to the south-east of the Site on Sackville Street and calmer to the north and west of the Site.

Thoroughfares & Roadways

9.61 Conditions for all thoroughfare and roadway locations are suitable for sitting, standing or leisure walking in the windiest season. This is suitable for the intended use.

Entrances

9.62 Conditions for all off-site entrances (marked "O" in results figures) are suitable for sitting or standing in the windiest season. This is suitable for the intended use.

Transit Stops

9.63 Conditions for the bus stops on Charles Street, Sackville Street and Princess Street (marked "B") are suitable for sitting or standing in the windiest season. This is suitable for the intended use.

Off-Site Amenity

9.64 Conditions for the Pariser Building Park (marked "P") are suitable for sitting in summer. This is suitable for the intended use.

9.65 Conditions for the Vita Student Circle Square Student Accommodation Public Realm (marked "A1") are suitable for sitting in summer. This is suitable for the intended use.

Off-Site Amenity

9.66 Conditions for the spill-out seating by the Garratt Pub (marked "S1") are suitable for sitting in summer. This is suitable for the intended use.

Strong Winds

9.67 There are no instances of strong winds (exceeding 15m/s for more than 0.025% of the year) at any measurement location.

Future Baseline

9.68 In the absence of the Proposed Development or other planned development, the baseline conditions would become marginally calmer, as existing vegetation would continue to grow and create a greater obstruction to the wind.

Primary and Tertiary Mitigation

9.69 No primary and tertiary mitigation has been evaluated as part of the assessment.

Assessment of Effects, Secondary Mitigation and Residual Effects

Construction Stage

Exceedance of criteria (Lawson) for pedestrian comfort and safety

Configuration 2: Baseline + Interim Scheme (Phase A)

9.70 A configuration including the Interim Scheme was tested to inform the assessment of wind effects at the "worst case" stage of construction (following the completion of Phase A).

9.71 **Figure 9.7** shows windiest season comfort for the Baseline + Interim Proposed Development (Phase A) configuration.

9.72 **Figure 9.8** shows summer comfort for the Baseline + Interim Proposed Development (Phase A) configuration.

9.73 **Figure 9.9** shows strong winds for the Baseline + Interim Proposed Development (Phase A) configuration.

9.74 The inclusion of the Interim Proposed Development would make conditions slightly windier than the baseline conditions on and immediately around the Site.

Thoroughfares & Roadways

9.75 Wind conditions for thoroughfares and roadways range between suitable for sitting, standing and leisure walking for Configuration 2 (Interim Scheme). This is suitable for the intended use.

9.76 The sensitivity of thoroughfares and roadways is considered to be medium. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, short-term, residual effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.77 No secondary mitigation or enhancement has been evaluated as part of the assessment.

Residual Effect

9.78 In the absence of secondary mitigation the residual effects for thoroughfares and roadways in general is the same as that reported in the pre-mitigation scenario.

Significance

9.79 This effect is considered to be **Not Significant**.

Entrances

9.80 Wind conditions for all off-site entrances in general (marked "O") are suitable for sitting or standing in the windiest season for Configuration 2 (Interim Scheme). These entrances would be suitable for the intended use and were also suitable for the intended use in the baseline scenario.

9.81 Wind conditions for all principal proposed entrances in general (marked "E") are suitable for sitting and standing in the windiest season for Configuration 2 (Interim Scheme). These would be suitable for the intended use.

9.82 The sensitivity of entrances is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, short-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.83 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

9.84 In the absence of secondary mitigation the residual effects for entrances in general is the same as that reported in the pre-mitigation scenario.

Significance

9.85 This effect is considered to be **Not Significant**.

Transit Stops

9.86 Wind conditions for bus stops on Charles Street, Sackville Street and Princess Street (marked "B") are suitable for sitting or standing in the windiest season for Configuration 2 (Interim Scheme). This is suitable for the intended use.

9.87 The sensitivity of transit stops is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, short-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.88 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

9.89 In the absence of secondary mitigation, the residual effects for transit stops is the same as that reported in the pre-mitigation scenario.

Significance

9.90 This effect is considered to be **Not Significant**.

Off-Site Amenity

9.91 Conditions for the Pariser Building Park (marked "P") are suitable for sitting in summer for Configuration 2 (Interim Scheme). This is suitable for the intended use.

9.92 Conditions for the Vita Student Circle Square Student Accommodation Public Realm (marked "A1") are suitable for sitting in summer for Configuration 2. This is suitable for the intended use.

9.93 The sensitivity of off-site amenity is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, short-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.94 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

9.95 In the absence of secondary mitigation the residual effects for off-site amenity is the same as that reported in the pre-mitigation scenario.

Significance

9.96 This effect is considered to be **Not Significant**.

Spill-Out Seating

9.97 Conditions for the spill-out seating by the Garratt Pub (marked "S1") are suitable for sitting in summer for Configuration 2 (Interim Scheme). This is suitable for the intended use.

9.98 The sensitivity of spill-out seating is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, short-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.99 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

9.100 In the absence of secondary mitigation the residual effects for spill-out seating is the same as that reported in the pre-mitigation scenario.

Significance

9.101 This effect is considered to be **Not Significant**.

Public Realm

9.102 For Configuration 2 (Interim Scheme), the proposed public realm across Phase A of the Site (marked "A2") ranges between suitable for sitting and standing in summer. This is suitable for the intended use.

9.103 The sensitivity of public realm is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, short-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.104 No secondary mitigation or enhancement has been evaluated as part of the assessment.

Residual Effect

9.105 In the absence of secondary mitigation the residual effects for the proposed public realm is the same as that reported in the pre-mitigation scenario.

Significance

9.106 This effect is considered to be **Not Significant**.

Strong Winds

9.107 For Configuration 2 (Interim Scheme), there are no instances of strong winds (exceeding 15m/s for more than 0.025% of the year) at any measurement location.

9.108 The sensitivity of strong winds is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, short-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Residual Effect

9.109 In the absence of secondary mitigation the residual effects for strong winds is the same as that reported in the pre-mitigation scenario.

Significance

9.110 This effect is considered to be **Not Significant.**

Operational Stage

Exceedance of criteria (Lawson) for pedestrian comfort and safety

Configuration 3: Baseline + Proposed Development

9.111 A configuration including the fully built out Proposed Development (Phases A & B), within the existing surrounds was tested in CFD.

9.112 **Figure 9.10** shows windiest season comfort for the Baseline + Proposed Development configuration.

9.113 **Figure 9.11** shows summer comfort for the Baseline + Proposed Development configuration.

9.114 **Figure 9.12** shows windiest season comfort for the Baseline + Proposed Development configuration.

9.115 The inclusion of the Proposed Development would make conditions windier along Princess Street and Sackville Street, when compared to those for the baseline, but calmer on the Site and along Charles Street, relative to those for the Interim version of the Proposed Development (as would be expected). This would be slightly windier than the Baseline conditions on and immediately around the Site.

Thoroughfares & Roadways

9.116 Wind conditions for thoroughfares and roadways range between suitable for sitting, standing and leisure walking for Configuration 3 (Proposed Development). This is suitable for the intended use.

9.117 The sensitivity of thoroughfares and roadways is considered to be medium. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, residual effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.118 No secondary mitigation or enhancement has been evaluated as part of the assessment.

Residual Effect

9.119 In the absence of secondary mitigation the residual effects for thoroughfares and roadways in general is the same as that reported in the pre-mitigation scenario.

Significance

9.120 This effect is considered to be **Not Significant**.

Entrances

9.121 Wind conditions for all off-site entrances in general (marked "O") are suitable for sitting or standing in the windiest season for Configuration 3 (Proposed Development). These entrances would be suitable for the intended use and were also suitable for the intended use in the baseline scenario.

9.122 Wind conditions for all principal proposed entrances in general (marked "E") are suitable for sitting and standing in the windiest season for Configuration 3 (Proposed Development). These would be suitable for the intended use.

9.123 The sensitivity of entrances is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.124 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

9.125 In the absence of secondary mitigation the residual effects for entrances in general is the same as that reported in the pre-mitigation scenario.

Significance

9.126 This effect is considered to be **Not Significant**.

Transit Stops

9.127 Wind conditions for bus stops on Charles Street, Sackville Street and Princess Street (marked "B") are suitable for sitting or standing in the windiest season for Configuration 3 (Proposed Development). This is suitable for the intended use.

9.128 The sensitivity of transit stops is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.129 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

9.130 In the absence of secondary mitigation, the residual effects for transit stops is the same as that reported in the pre-mitigation scenario.

Significance

9.131 This effect is considered to be **Not Significant**.

Off-Site Amenity

9.132 Conditions for the Pariser Building Park (marked "P") are suitable for sitting in summer for Configuration 3 (Proposed Development). This is suitable for the intended use.

9.133 Conditions for the Vita Student Circle Square Student Accommodation Public Realm (marked "A1") are suitable for sitting in summer for Configuration 3 (Proposed Development). This is suitable for the intended use.

9.134 The sensitivity of off-site amenity is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.135 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

9.136 In the absence of secondary mitigation the residual effects for off-site amenity is the same as that reported in the pre-mitigation scenario.

Significance

9.137 This effect is considered to be **Not Significant**.

Spill-Out Seating

9.138 Conditions for the spill-out seating by the Garratt Pub (marked "S1") are suitable for sitting in summer for Configuration 3 (Proposed Development). This is suitable for the intended use.

9.139 The sensitivity of spill-out seating is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.140 No secondary mitigation or enhancement is required/has been identified.

Residual Effect

9.141 In the absence of secondary mitigation the residual effects for spill-out seating is the same as that reported in the pre-mitigation scenario.

Significance

9.142 This effect is considered to be **Not Significant**.

Public Realm

9.143 For Configuration 3 (Proposed Development), the proposed public realm within the Site (marked "A2") ranges between suitable for sitting and standing in summer. This is suitable for the intended use.

9.144 The sensitivity of public realm is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.145 No secondary mitigation or enhancement has been evaluated as part of the assessment.

Residual Effect

9.146 In the absence of secondary mitigation the residual effects for the proposed public realm is the same as that reported in the pre-mitigation scenario.

Significance

9.147 This effect is considered to be **Not Significant**.

Strong Winds

9.148 For Configuration 3 Proposed Development, there are no instances of strong winds (exceeding 15m/s for more than 0.025% of the year) at any measurement location.

9.149 The sensitivity of strong winds is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

9.150 No secondary mitigation or enhancement has been evaluated as part of the assessment.

Residual Effect

9.151 In the absence of secondary mitigation the residual effects for strong winds is the same as that reported in the pre-mitigation scenario.

Significance

9.152 This effect is considered to be **Not Significant.**

Limitations and Assumptions

9.153 To ensure transparency within the EIA process, the following limitations and assumptions have been identified.

- The accuracy of the results is dependent upon the accuracy of the CAD used to construct the model. The model was created from 3D CAD provided by Simpson Haugh consisting of the following files:
  - 10346-SHA-ZA-A-G200-M3-XX-001.rvt;

- 10346-SHA-ZA-A-G251-M3-XX-001.rvt;
- 10346-SHA-ZB-A-G200-M3-XX-001.rvt; and
- 10346-SHA-ZB-A-G251-M3-XX-001.rvt (received 17/10/25).

- It should be noted that minor changes were made to the design after this issue, but these are all sufficiently minor that they would not impact wind conditions on or around the Site;
- The assessment herein is valid to the design as supplied to GIA at the time of the assessment and does not cover future variations in the design;
- There is an inherent assumption that on-site wind speeds will scale linearly with the measured wind speeds at the Manchester International Airport; and
- There is an inherent assumption that the wind speed statistics for the past 30 years will remain applicable for the foreseeable future.

Summary

9.154 **Table 9.6** provides a summary of the effects, receptors, residual effects and conclusions of significance considered within the Chapter.

9.155 The table only provides a summary of the residual effects identified within the assessment and details of all primary, secondary and tertiary mitigation that has been taken into account is set out in detail within the Chapter and summarised within Environmental Management Plan included within **Volume 3: Environmental Management Plan**.

Table 9.6: Summary of Residual and Significant Effects

Effect	Receptor	Residual Effect	Is the Effect Significant?
Construction and Operational Stage			
Exceedance of criteria (Lawson) for pedestrian comfort	Thoroughfares & Roadways Entrances (General) Transit Stops Off-Site Amenity Spill-Out Seating Proposed Public Realm	Negligible	NO
Exceedance of criteria (Lawson) for pedestrian safety	Thoroughfares & Roadways Entrances (General) Transit Stops Off-Site Amenity	Negligible	NO

Effect	Receptor	Residual Effect	Is the Effect Significant?
	Spill-Out Seating Proposed Public Realm		

References

[1] Department for Levelling Up, Housing & Communities (2024). National Planning Policy Framework. Available at: /https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf [Date accessed: 09/10/25].

[2] Greater Manchester Combined Authority (2024), Places for everyone Joint Development Plan. Available at: /https://greatermanchester-ca.gov.uk/media/2drduk0t/places-for-everyone-joint-development-plan-dec24.pdf [Date accessed: 09/10/25].

[3] Ministry for Housing, Communities & Local Government (2021). National Planning Policy Guidance. Available at: https://assets.publishing.service.gov.uk/media/602cef1d8fa8f5038595091b/National_design_guide.pdf [Date accessed: 14/08/24].

[4] Manchester City Council, Manchester Core Strategy (2012 – 2027). Available at: https://www.manchester.gov.uk/info/200074/planning/6573/core_strategy_2012-2027 [Date accessed: 21/11/25].

[5] City of London Corporation, Guidelines for Developments in the City of London (2019). Available at: https://www.cityoflondon.gov.uk/assets/Services-Environment/wind-microclimate-guidelines.pdf [Date accessed: 27/11/25]

[6] Lawson, T.V. Building Aerodynamics. Imperial College Press, 2001.

10. Daylight and Sunlight

Introduction

10.1 This Chapter reports the outcome of the assessment of likely significant environmental effects arising from the Proposed Development in relation to daylight and sunlight.

10.2 The Chapter describes the scope of the assessment and assessment methodology, and a summary of the baseline information that has informed the assessment.

10.3 In line with **Chapter 2: Approach to EIA**, the assessment reports on the likely significant environmental effects, the further mitigation measures required to prevent, reduce or offset any significant adverse effects, or further enhance beneficial effects. The conclusions are provided both in terms of the residual effects and whether these are considered significant. The assessment of effects takes into consideration both primary and tertiary mitigation (see **Chapter 2: Approach to EIA** for further details).

10.4 This Chapter, and its associated **Figure 10.1** and **Appendices 10.1 and 10.2** is intended to be read as part of the wider ES with particular reference to the introductory Chapters of this ES (**Chapters 1 – 5**).

10.5 In addition, this Chapter should be read in conjunction with **Chapter 13: Assessment of Cumulative Effects**.

Summary of Consultation

10.6 There are no specialists within MCC or other statutory consultees relevant to the area of daylight and sunlight. As such, no consultation has been undertaken.

Scope of the Assessment

10.7 An EIA Scoping Report was submitted to MCC on 30th September 2025, as presented as **Appendix 2.1**. The EIA Scoping Opinion was received on 18th November 2025 (**Appendix 2.2**). This section provides confirmation on the scope of the assessment presented within this Chapter following submission of the EIA Scoping Report.

Effects Not Considered to be Significant

10.8 The following effects were not considered significant as part of the EIA Scoping Report and are not considered further in this Chapter:

- Overshadowing to Surrounding Areas of Outdoor Amenity Space.

Effects Considered Likely to be Significant

10.9 **Table 10.1** outlines the effects that were considered likely to be significant and are reported within this Chapter.

Table 10.1: Effects Considered Likely to be Significant

Likely Significant Effect	Receptors	Applicable Stage
Changes to daylight amenity	Granby House Montana House Orient House Salisbury House Princess House	Operation
Changes to sunlight amenity	Granby House Montana House Orient House Salisbury House Princess House	Operation

10.10 The effect of the Proposed Development has only been considered in the context of the currently existing sensitive receptors. The effect upon any potentially future sensitive receptors has not been considered.

10.11 Owing to the evolving and changing nature of demolition and construction activities, the assessment of potential daylight and sunlight effects during the demolition of the existing buildings and construction of the Proposed Development has not been modelled. This is on the basis that the effect of the completed Proposed Development, which is described in the 'Operational Stage' section of this Chapter, represents the worst-case effect assessment scenario. The demolition and construction stage will not therefore be discussed further in this Chapter.

Assessment Methodology

Legislative Framework, Policy and Guidance

10.12 There is no legislation that governs daylight and sunlight and overshadowing.

10.13 The criteria for assessment relating to daylight and sunlight is covered by the following national and local policies and guidance documents:

- National Planning Policy Framework 2025[1];
- National Planning Policy Guidance - Effective Use of Land, published on 22 July 2019 and regularly updated as a 'live' resource[2];
- Manchester Core Strategy (2012 – 2027)[3];
- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007)[4]; and
- BRE 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2022[5].

Defining the Study Area

10.14 The BRE Guidelines suggest that residential properties have the highest requirement for daylight and sunlight and states that:

"the guidelines are intended for use for rooms in adjoining dwellings where light is required, including living rooms, kitchens and bedrooms."

10.15 There is no specific guidance relating to the extent of a study area. The scope of residential properties that have been assessed has been determined through professional judgement, considering their orientation and proximity to the Site.

10.16 The location of the surrounding sensitive receptors can be seen on the drawings within **Appendix 10.1**.

Background Studies to Inform the ES / Establishing the Baseline

10.17 **Table 10.2** summarises all studies/surveys/analysis/evaluations undertaken to inform the assessment presented within this Chapter.

Table 10.2: Background Studies / Surveys / Evaluations /Analysis

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Identification of residential sensitive receptors surrounding the Site	Site visit and review of council tax records	August 2025
Location of floor plans for the sensitive receptors	Review of MCC planning portal, leases and online marketing details	August 2025
3D modelling	Modelling of the Site and surrounding sensitive receptors	November 2025

Assessment Process

10.18 The following approaches are undertaken to assess the daylight and sunlight effects upon the surrounding sensitive receptors when the Proposed Development is completed and operational:

- Daylight
  - Vertical Sky Component (VSC) Method; and
  - No Sky Line (NSL) Method.
- Sunlight
  - Annual Probable Sunlight Hours (APSH).

Outline Approach for Daylight and Sunlight Assessments

10.19 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, based on 3D photogrammetry.

10.20 The 3D model uses Waldram Diagrams to establish the VSC and 3D geometric calculations for daylight distribution.

10.21 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

10.22 The assessment of changes to the availability of daylight presented within this Chapter has been informed by the below assessments:

Vertical Sky Component (VSC) Method

10.23 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[6], to illuminate on a horizontal plane due to an unobstructed hemisphere of this sky".

10.24 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.

10.25 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'.

10.26 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.

10.27 Due to the limitations of peripheral vision, the maximum VSC value is almost 40% for a completely unobstructed vertical wall or window.

No Sky Line (NSL) Method

10.28 The BRE Guidelines provide that, where room layouts are known, the effect on the daylight distribution can be calculated by plotting the NSL. In terms of the surrounding receptors, it has not been possible to obtain room layouts for all of the properties and therefore layouts have been assumed where information is not available.

10.29 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.

10.30 Paragraph 2.2.10 of the BRE Guidelines states:

"Where room layouts are known…the impact on the daylighting distribution in the existing building should be found by plotting the no sky line in each of the main rooms…The no sky line divides points on the working plane which can and cannot see the sky"

10.31 Paragraph 2.2.11 of the BRE Guidelines states:

"If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.80 times its former value this will be noticeable to the occupants…"

10.32 Paragraph 2.2.11 therefore implies that an NSL of at least 80% would be considered satisfactory.

10.33 Paragraph 2.2.12 of 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."

Diffuse Daylight

10.34 Paragraph 2.2.23 of the BRE Guidelines states:

"…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."*

10.35 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 10.1**.

Sunlight

Annual Probable Sunlight Hours (APSH) Method

10.36 Sunlight is measured using a sun indicator which contains 100 spots, each representing 1% of APSH. Where no obstruction exists the total annual probable sunlight for Manchester would amount to 1392 hours, and each spot equates to 13.92 hours of the total annual probable sunlight.

10.37 In determining the effects of a development on the availability of sunlight, the assessment considers the number of spots calculated in the Baseline scenario compared to the scenario with the Proposed Development in place. Furthermore, assessment considers scenarios during the year and 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.

10.38 The BRE Guidelines note that:

"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon."

"all main living rooms of dwellings…should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchen and bedrooms except for bedrooms that also comprise a living space…".

"If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked."

"…a south facing window will, in general, receive most sunlight, while a north facing one will receive it only on a handful of occasions. East and west facing windows will receive sunlight only at certain times of day".

10.39 At Section 3.1.12 the BRE states that:

"If a room has multiple windows, the amount of sunlight received by each can be added together provided they occur at different times and sunlight hours are not double counted."

Receptor Modelling

10.40 The following daylight and sunlight sensitive receptors have been fully or partially modelled to publicly available floor plans:

- Salisbury House.

10.41 Where a daylight and sunlight sensitive receptor has rooms with windows which face the Site, any mitigating/dual aspect windows will also be modelled.

10.42 In relation to sunlight modelling and analysis, where floor plans are not available and so making it difficult to determine room uses or confirm which window should be considered as the 'main windows', all the rooms with windows facing the Site and within 90 degrees of due south have been considered in the assessment. This is the case for the following properties:-

- Granby House;
- Montana House;
- Orient House; and
- Princess House.

10.43 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.

Summary of Criteria for Daylight and Sunlight

10.44 **Table 10.3** provides a summary of the assessment criteria set out within the BRE Guidelines for daylight and sunlight.

Table 10.3: Summary of BRE 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 is 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%.

Reporting of the Environmental Effect and Significance Criteria

10.45 The assessment of likely significant environmental effects as a result of the Proposed Development has taken into account the operational stage. The following sections define the approach adopted within the assessment for the determination of sensitivity (or value/importance), magnitude of change (or impact), the level of effect and significance.

Determining Sensitivity of Receptor

10.46 The sensitivity of affected receptors has been considered on a scale of **high, medium, low** or **negligible.**

10.47 It is important that the location and nature of the Site and surroundings are considered when determining the sensitivity of the receptors identified. The BRE Guide is very clear that the targets provided are not mandatory. The location of the Proposed 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 PPG.

10.48 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. Therefore, for the purpose of this assessment, sensitivity classification has been assigned using professional judgment based on how the receptor is able to accommodate or adapt, given that the existing residential receptors surrounding the Site are in a city centre location where there is an expectation for a higher density of development.

10.49 Furthermore, the use of the surrounding residential receptors is a material consideration in determining sensitivity, and hotel accommodation is typically viewed as having a lower sensitivity to changes in daylight.

10.50 Based on the above, the sensitivity of identified receptors considered within this assessment are defined below.

10.51 Based on how they are able to accommodate or adapt, given that they are in a city centre location where there is an expectation for a higher density of development, the following receptors are defined as having a medium sensitivity:

- Granby House;
- Montana House;
- Orient House;
- Salisbury House; and
- Princess House.

Determining the Magnitude of Change

10.52 The magnitude of change has been considered as the change experienced from the current baseline conditions at the sensitive receptor and has been considered on a scale of **large**, **medium**, **small** or **negligible**.

10.53 The initial numerical criteria for determining magnitude of change are based on percentage of baseline alterations, as follows:

Table 10.4: Summary of Daylight and Sunlight Magnitude of Change Criteria

Magnitude of Change	BRE Criteria
Negligible	0-20%
Small	20.1-30%
Medium	30.1-40%
Large	40%+

Determining the Level of Effect

10.54 The level of effect has been informed by the magnitude of change due to the Proposed Development and the evaluation of the sensitivity of the affected receptor. The level of effect has been determined using professional judgement and **Table 10.4** has been a tool which has assisted with this process.

10.55 Whilst **Table 10.5** provides ranges, the level of effect is confirmed as a single level and not a range, informed by professional judgement. For each effect, it has been concluded whether the effect is '*beneficial*' or '*adverse*'.

Table 10.5: Matrix to Support Determining the Level of Effect

		Sensitivity (or value / importance)			
		High	Medium	Low	Negligible
Magnitude of Change	Large	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Level of Effect by Reference to the BRE Guidelines

10.56 For daylight and sunlight, the BRE Guidelines outline the approach within the accompanying Appendix H, in terms of assigning criteria to assess the effects.

"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."

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

Level of Effects in Context to the Locality

10.58 The context of the Site and surrounding area is key to understanding the sensitivity of the surrounding receptors and significance of daylight and sunlight effects.

10.59 It is well established that the published targets within the BRE Guide are based on low rise, suburban development. The PPG – Making Effective Use of Land - Paragraph 007 Reference ID: 66-007-20190722 states:

"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."

10.60 This is a key point to consider in respect of the Proposed Development and its impact on surrounding properties, particularly as it is situated in Manchester City Centre.

10.61 This approach is also acknowledged in the BRE Guidelines, which state:

"…in special circumstances the developer or planning authority may wish to use different target values… in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".

Determining Significance

10.62 For each effect, a statement has been made as to whether the level of effect is '**Significant**' or '**Not Significant**'.

10.63 When assigning significance criteria for daylight and sunlight effects, professional judgement has been used based upon the magnitude of change, the BRE guidance detailed above and the effects in context to the locality. This includes consideration of the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, sensitivity of the receptor, and any other relevant factors.

10.64 Significance has only been concluded for residual effects (i.e. following the identification of secondary mitigation).

Baseline Conditions

10.65 The full Baseline daylight and sunlight results can be found in **Appendix 10.2** and are summarised in **Table 10.5** below.

10.66 A total of 556 Site facing windows serving 48 rooms where floor plans were available within 5 buildings have been assessed for VSC and NSL for daylight, whilst 301 windows were assessed for APSH for sunlight within the 5 buildings which are material for consideration in sunlight terms i.e. their windows are orientated to within 90^0 of due south.

10.67 Out of the 556 windows assessed for daylight, 415 (75%) meet the BRE guidelines for VSC. For NSL, 37 (77%) of the 48 rooms assessed where floor plans were available meet the BRE criteria. For sunlight, 260 (86%) of the 301 windows assessed meet the BRE criteria for both Winter and Annual APSH.

10.68 Overall, there is a reasonable level of baseline daylight and sunlight compliance considering the city centre context of the Site.

Table 10.6: Baseline Daylight and Sunlight Results to Surrounding Sensitive Receptors

Address	Windows that meet VSC Criteria		Rooms that meet NSL Criteria		Windows that meet APSH Criteria	
	Total	**Pass**	**Total**	**Pass**	**Total**	**Pass**
Granby House	103	71	0	0	58	50
Montana House	124	100	0	0	22	10
Orient House	150	127	0	0	150	142
Salisbury House	72	47	48	37	58	50
Princess House	107	70	0	0	13	8
TOTALS	**556**	**415**	**48**	**37**	**301**	**260**

Future Baseline

10.69 If the Proposed Development was not constructed the baseline daylight and sunlight levels would remain the same as there are no 'natural' factors that would influence baseline conditions, only human induced changes (i.e. development).

Primary and Tertiary Mitigation

Operational Stage

10.70 No primary or tertiary mitigation has been considered as part of the operational stage assessment.

Assessment of Effects, Secondary Mitigation and Residual Effects

Operational Stage

Change in daylight and sunlight amenity

10.71 Drawings of the Operational Scenario can be found in **Appendix 10.1**.

10.72 The outputs of the computer modelling for both daylight and sunlight are provided in full within **Appendix 10.2**, with the key metrics provided **in Tables 10.7 to 10.10** below.

10.73 The figures describe the levels of VSC, NSL & APSH change compared to the existing baseline levels.

10.74 The breakdown of the baseline results against the Proposed Development for each of the individual buildings forming part of this assessment are discussed in more detail below.

Table 10.7: Summary of VSC Daylight Results

Address	Total No. of windows	No. of windows that meet BRE Guidelines	Below BRE Guidelines Magnitude of Change		
			Small	**Medium**	**Large**
Granby House	103	52	10	41	0
Montana House	124	41	27	54	2
Orient House	150	26	16	102	6
Salisbury House	72	14	50	8	0
Princess House	107	16	68	7	16
TOTALS	**556**	**149**	**171**	**212**	**24**

Table 10.8: Summary of NSL Daylight Results

Address	Total No. of rooms	No. of rooms that meet BRE Guidelines	Below BRE Guidelines Magnitude of Change		
			Small	**Medium**	**Large**
Granby House	n/a	n/a	n/a	n/a	n/a
Montana House	n/a	n/a	n/a	n/a	n/a
Orient House	n/a	n/a	n/a	n/a	n/a
Salisbury House	48	47	1	0	0
Princess House	n/a	n/a	n/a	n/a	n/a
TOTALS	**48**	**47**	**1**	**0**	**0**

Table 10.9: Summary of Annual Sunlight Results

Address	Total No. of windows	No. of windows that meet BRE Guidelines	Below BRE Guidelines Magnitude of Change		
			Small	**Medium**	**Large**
Granby House	58	56	1	1	0
Montana House	22	22	0	0	0
Orient House	150	147	1	2	0
Salisbury House	58	48	6	1	3
Princess House	13	13	0	0	0
TOTALS	**301**	**286**	**8**	**4**	**3**

Table 10.10: Summary of Winter Sunlight Results

Address	Total No. of rooms	No. of rooms that meet BRE Guidelines	Below BRE Guidelines Magnitude of Change		
			Small	**Medium**	**Large**
Granby House	58	45	0	2	11
Montana House	22	22	0	0	0
Orient House	150	150	0	0	0
Salisbury House	58	57	0	0	1
Princess House	13	13	0	0	0
TOTALS	**301**	**287**	**0**	**2**	**12**

Granby House

Daylight

10.75 A total of 103 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.

Magnitude of Daylight Change

10.76 52 (50%) of the 103 windows assessed would meet the BRE's criteria and so experience a negligible magnitude of VSC change.

10.77 Based on the numerical criteria for determining the magnitude of change detailed in **Table 10.4**, the magnitude of VSC change to 10 (10%) of the 51 affected windows is small. The magnitude of VSC change to the remaining 41 (40%) is medium.

10.78 The 41 windows which will experience a medium magnitude of VSC change all have uncharacteristically high (30.5% to 37.5% with, for context the average being 36%) baseline VSC levels for windows in an urban location.

10.79 With the Proposed Development in place these will be reduced but to still very reasonable in context (20.4% to 25.8% with, for context the average being 24%) levels.

10.80 The overall magnitude of VSC change to the windows in this property is considered to be medium.

Daylight Effect

10.81 The sensitivity of Granby House is considered to be medium. The overall magnitude of daylight change is considered to be medium. In view of the very reasonable in context retained VSC levels, there is likely to be a direct, permanent long term adverse residual daylight effect which is considered to be minor.

Secondary Mitigation or Enhancement

10.82 No secondary mitigation or enhancement is required.

Residual Effect

10.83 In the absence of secondary mitigation, the residual daylight effect upon Granby House is the same as that reported in the pre-mitigation scenario.

Significance

10.84 This effect is considered to be **Not Significant**.

10.85 This is on the basis that the medium magnitudes of change are associated with the locality in which the Proposed Development is being developed and that it is unrealistic for existing daylight levels to be retained in a city environment.

Sunlight

10.86 The 58 windows orientated to within 90^{o} of due south were assessed for sunlight.

Magnitude of Sunlight Change

10.87 45 (78%) of the 58 windows assessed would meet the BRE's criteria and so experience a negligible magnitude of VSC change.

10.88 The magnitude of annual and/or winter APSH change to the remaining 13 (22%) windows is medium to large.

10.89 The 13 windows which will experience medium to large magnitudes of annual and/or winter APSH change all have uncharacteristically high (30% to 60% with, for context the average being 51% total APSH and 4% to 24% with, for context, the average being 16% winter APSH) baseline APSH levels for windows in an urban location.

10.90 With the Proposed Development in place these will be reduced but to still very reasonable in context (21% to 33% with, for context the average being 29% total APSH and 1% to 4% with, for context, the average being 3% winter APSH) levels.

10.91 The overall magnitude of APSH change to the windows in this property is considered to be medium.

Sunlight Effect

10.92 The sensitivity of Granby House is considered to be medium. The overall magnitude of sunlight change is considered to be medium. In view of the very reasonable in context retained APSH levels, there is likely to be a direct, permanent long term adverse residual sunlight effect which is considered to be minor.

Secondary Mitigation or Enhancement

10.93 No secondary mitigation or enhancement is required.

Residual Effect

10.94 In the absence of secondary mitigation, the residual sunlight effects upon Granby House are the same as that reported in the pre-mitigation scenario.

Significance

10.95 This effect is considered to be **Not Significant**.

10.96 This is on the basis that the medium magnitudes of change are associated with the locality in which the Proposed Development is being developed and that it is unrealistic for existing sunlight levels to be retained in a city environment.

Montana House

Daylight

10.97 A total of 124 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.

Magnitude of Daylight Change

10.98 41 (33%) of the 124 windows assessed would meet the BRE's criteria and so experience a negligible magnitude of VSC change.

10.99 Based on the numerical criteria for determining the magnitude of change detailed in **Table 10.4**, the magnitude of VSC change to 27 (22%) of the 83 affected windows is small. The magnitude of VSC change to 54 (43%) of the remaining 56 affected windows is medium. The magnitude of VSC change to the remaining 2 (2%) windows is large.

10.100 The 56 windows which will experience medium to large magnitudes of VSC change all have uncharacteristically high (24.6% to 36.4% with, for context, the average being 33%) baseline VSC levels for windows in an urban location.

10.101 With the Proposed Development in place these will be reduced but to still reasonable in context (14% to 25.3% with, for context, the average being 22%) levels.

10.102 The overall magnitude of VSC change to the windows in this property is considered to be medium.

Daylight Effect

10.103 The sensitivity of Montana House is considered to be medium. The overall magnitude of daylight change is considered to be medium. In view of the reasonable in context retained VSC levels, there is likely to be a direct, permanent long term adverse residual daylight effect which is considered to be minor.

Secondary Mitigation or Enhancement

10.104 No secondary mitigation or enhancement is required.

Residual Effect

10.105 In the absence of secondary mitigation, the residual daylight effect upon Montana House is the same as that reported in the pre-mitigation scenario.

Significance

10.106 This is considered to be **Not Significant**.

10.107 This is on the basis that the medium magnitudes of change are associated with the locality in which the Proposed Development is being developed and that it is unrealistic for existing daylight levels to be retained in a city environment.

Sunlight

10.108 The 22 windows orientated to within 90o of due south were assessed for sunlight.

Magnitude of Sunlight Change

10.109 Any changes in sunlight (APSH) to all 22 (100%) windows assessed will be fully BRE compliant. The magnitude of APSH change within these 22 windows is therefore considered to be negligible.

Sunlight Effect

10.110 The sensitivity of Montana House is considered to be medium. The overall magnitude of sunlight change is considered to be negligible. Therefore, there is likely to be a direct, permanent long term adverse residual sunlight effect which is considered to be negligible.

Secondary Mitigation or Enhancement

10.111 No secondary mitigation or enhancement is required.

Residual Effect

10.112 In the absence of secondary mitigation, the residual sunlight effects upon Montana House are the same as that reported in the pre-mitigation scenario.

Significance

10.113 This effect is considered to be **Not Significant**.

Orient House

Daylight

10.114 A total of 150 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.

Magnitude of Daylight Change

10.115 26 (17%) of the 150 windows assessed would meet the BRE's criteria and so experience a negligible magnitude of VSC change.

10.116 Based on the numerical criteria for determining the magnitude of change detailed in **Table 10.4**, the magnitude of VSC change to 16 (11%) of the 124 affected windows is small. The

magnitude of VSC change to 102 (68%) of the remaining 108 affected windows is medium. The magnitude of VSC change to the remaining 6 (4%) windows is large.

10.117 The 108 windows which will experience medium to large magnitudes of VSC change all have uncharacteristically high (21.2% to 38% with, for context, the average being 34%) baseline VSC levels for windows in an urban location.

10.118 With the Proposed Development in place these will be reduced but to still reasonable in context (14.1% to 26.5% with, for context, the average being 23%) levels.

10.119 The overall magnitude of VSC change to the windows in this property is considered to be medium.

Daylight Effect

10.120 The sensitivity of Orient House is considered to be medium. The overall magnitude of daylight change is considered to be medium. In view of the very reasonable in context retained VSC levels, there is likely to be a direct, permanent long term adverse residual daylight effect which is considered to be minor.

Secondary Mitigation or Enhancement

10.121 No secondary mitigation or enhancement is required.

Residual Effect

10.122 In the absence of secondary mitigation, the residual daylight effects upon Orient House are the same as that reported in the pre-mitigation scenario.

Significance

10.123 This effect is considered to be **Not Significant**.

10.124 This is on the basis that the medium magnitudes of change are associated with the locality in which the Proposed Development is being developed and that it is unrealistic for existing daylight levels to be retained in a city environment.

Sunlight

10.125 The 150 windows orientated to within 90^{o} of due south were assessed for sunlight.

Magnitude of Sunlight Change

10.126 147 (98%) of the 150 windows assessed would meet the BRE's criteria and so experience a negligible magnitude of APSH change.

10.127 Based on the numerical criteria for determining the magnitude of change detailed in **Table 10.4**, the magnitude of APSH change to 1 (1%) of the 3 affected windows is small. The magnitude of APSH to the remaining 2 (1%) windows is medium.

10.128 The 2 windows which will experience medium magnitudes of APSH change will experience no change in winter APSH and 5% absolute total APSH changes. The reason for the medium magnitude of total APSH change when this change in expressed in percentage of baseline terms is due the low (16%) baseline levels.

10.129 The overall magnitude of APSH change to the windows in this property is considered to be small.

Sunlight Effect

10.130 The sensitivity of Orient House is considered to be medium. The overall magnitude of sunlight change, following secondary mitigation, is considered to be small in view of the small number of windows which will experience a medium magnitude of total APSH change. Therefore, there is likely to be a direct, permanent long term adverse residual sunlight effect which is considered to be minor.

Secondary Mitigation or Enhancement

10.131 No secondary mitigation or enhancement is required.

Residual Effect

10.132 In the absence of secondary mitigation, the residual sunlight effects upon Orient House are the same as that reported in the pre-mitigation scenario.

Significance

10.133 This effect is considered to be **Not Significant**.

Salisbury House

Daylight

10.134 A total of 72 windows serving 48 rooms were assessed for daylight within this property.

Magnitude of Daylight Change

VSC

10.135 14 (19%) of the 72 windows assessed would meet the BRE's criteria and so experience a negligible magnitude of VSC change.

10.136 Based on the numerical criteria for determining the magnitude of change detailed in **Table 10.4**, the magnitude of VSC change to 50 (70%) of the 58 affected windows is small. The magnitude of VSC change to the remaining 8 (11%) windows is medium.

10.137 In view of the small number of windows which will experience a medium magnitude of VSC change, the overall magnitude of VSC change to the windows in this property is considered to be small.

10.138 The overall magnitude of VSC change to the windows in this property is considered to be small.

NSL

10.139 47 (98%) of the 48 rooms assessed would meet the BRE's criteria and so experience a negligible magnitude of NSL change.

10.140 Based on the numerical criteria for determining the magnitude of change detailed in **Table 10.3**, the magnitude of NSL change to the remaining 1 window is small.

10.141 The overall magnitude of NSL change within the rooms in this property is considered to be small.

Diffuse Daylight

10.142 Any changes in diffuse daylight (VSC & NSL) to 9 (19%) of the 48 rooms assessed will be fully BRE compliant. The magnitude of diffuse daylight change within these 9 rooms is therefore considered to be negligible.

10.143 Based on the numerical criteria for determining the magnitude of change detailed in **Table 10.4**, the magnitude of diffuse daylight change to 31 (65%) of the 39 affected rooms is small based on the negligible magnitude of NSL change to the room and the minor magnitude of VSC change to the window/s serving the room.

10.144 The windows serving the remaining 8 (16%) rooms will experience medium (no greater than 35%) magnitudes of VSC change. Any change to the NSL within the rooms will, however, be no greater than 10% (negligible) and the rooms will retain daylight distribution to between 51% and 87% with, for context, the average being 70% of the rooms' area. The magnitude of diffuse daylight change within these 8 rooms is therefore considered to be small.

10.145 The overall magnitude of diffuse daylight change to the rooms within this property is considered to be small.

Daylight Effect

10.146 The sensitivity of Salisbury House is considered to be medium. The overall magnitude of daylight change is considered to be small. Therefore, there is likely to be a direct, permanent long term adverse residual daylight effect which is considered to be minor.

Secondary Mitigation or Enhancement

10.147 No secondary mitigation or enhancement is required.

Residual Effect

10.148 In the absence of secondary mitigation, the residual daylight effects upon Salisbury House are the same as that reported in the pre-mitigation scenario.

Significance

10.149 This effect is considered to be **Not Significant**.

Sunlight

10.150 The 58 windows orientated to within 90º of due south were assessed for sunlight.

Magnitude of Sunlight Change

10.151 48 (83%) of the 58 windows assessed would meet the BRE's criteria and so experience a negligible magnitude of VSC change.

10.152 Based on the numerical criteria for determining the magnitude of change detailed in **Table 10.4**, the magnitude of APSH change to 6 (13%) of the 10 affected windows is small. The magnitude of APSH to the remaining 4 (8%) windows is medium to large.

10.153 The 4 windows which will experience medium to large magnitudes of annual and/or winter APSH change all have uncharacteristically high (33% to 36% with, for context the average being 35% total APSH and 9% to 12% with, for context, the average being 11% winter APSH) baseline APSH levels for windows in an urban location.

10.154 With the Proposed Development in place these will be reduced but to still very reasonable in context (18% to 22% with, for context the average being 21% total APSH and 4% to 6% with, for context, the average being 5% winter APSH) levels.

10.155 The overall magnitude of APSH change to the windows in this property is considered to be small.

Sunlight Effect

10.156 The sensitivity of Salisbury House is considered to be medium. The overall magnitude of sunlight change is considered to be small. In view of the very reasonable in context retained APSH levels, there is likely to be a direct, permanent long term adverse residual daylight effect which is considered to be minor.

Secondary Mitigation or Enhancement

10.157 No secondary mitigation or enhancement is required.

Residual Effect

10.158 In the absence of secondary mitigation, the residual sunlight effects upon Salisbury House are the same as that reported in the pre-mitigation scenario.

Significance

10.159 This effect is considered to be **Not Significant**.

10.160 This is on the basis that the medium magnitudes of change are associated with the locality in which the Proposed Development is being developed and that it is unrealistic for existing sunlight levels to be retained in a city environment.

Princess House

Daylight

10.161 A total of 107 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.

Magnitude of Daylight Change

10.162 16 (15%) of the 107 windows assessed would meet the BRE's criteria and so experience a negligible magnitude of VSC change.

10.163 Based on the numerical criteria for determining the magnitude of change detailed in **Table 10.4**, the magnitude of VSC change to 68 (64%) of the 91 affected windows is small. The magnitude of VSC change to 7 (7%) of the remaining 23 affected windows is medium. The magnitude of VSC change to the remaining 16 (15%) windows is large.

10.164 There are 2 windows which will experience magnitudes of VSC change which only just (by 0.2% and 0.4%) fall into the medium category.

10.165 The remaining 21 windows all have baseline VSC values which are already below the BRE recommended 27% (these range from 5.4% to 24.4% with, for context, the average being 14%). As a result the relatively small (2.7% to 8.1% with, for context, the average being 5%) absolute VSC changes caused by the Proposed Development disproportionately represent

themselves as medium to large magnitudes of change when expressed in percentage of baseline terms.

10.166 The overall magnitude of VSC change to the windows in this property is considered to be medium.

Daylight Effect

10.167 The sensitivity of Princess House is considered to be medium. The overall magnitude of daylight change is considered to be medium. However, in view of the small absolute magnitudes of change to 21 (20%) of the windows, there is likely to be a direct, permanent long term adverse residual daylight effect which is considered to be minor.

Secondary Mitigation or Enhancement

10.168 No secondary mitigation or enhancement is required.

Residual Effect

10.169 In the absence of secondary mitigation, the residual daylight effect upon Princess House is the same as that reported in the pre-mitigation scenario.

Significance

10.170 This effect is considered to be **Not Significant**.

Sunlight

10.171 The 13 windows orientated to within 90^{o} of due south were assessed for sunlight.

Magnitude of Sunlight Change

10.172 Any changes in sunlight (APSH) to all 13 (100%) windows assessed will be fully BRE compliant. The magnitude of APSH change within these 13 windows is therefore considered to be negligible.

Sunlight Effect

10.173 The sensitivity of Princess House is considered to be medium. The overall magnitude of sunlight change is considered to be negligible. Therefore, there is likely to be a direct, permanent long term adverse residual sunlight effect which is considered to be negligible.

Secondary Mitigation or Enhancement

10.174 No secondary mitigation or enhancement is required.

Residual Effect

10.175 In the absence of secondary mitigation, the residual sunlight effects upon Princess House are the same as that reported in the pre-mitigation scenario.

Significance

10.176 This effect is considered to be **Not Significant**.

Limitations and Assumptions

10.177 To ensure transparency within the EIA process, the following limitations and assumptions have been identified.

- Where actual room layouts were available on the planning portal, these have been considered in regard to the modelling of the internal layouts within the existing surrounding properties. Floor levels have been assumed for these adjoining properties. This dictates the level of the working plane which is relevant for the NSL assessments.

Summary

10.178 **Table 10.11** provides a summary of the effects, receptors, residual effects and conclusions of significance considered within the Chapter.

10.179 The table only provides a summary of the residual effects identified within the assessment and details of all primary, secondary and tertiary mitigation that has been taken into account is set out in detail within the Chapter and summarised within Environmental Management Plan included within **Volume 3: Environmental Management Plan**.

Table 10.11: Summary of Residual and Significant Effects

Effect	Receptor	Residual Effect	Is the Effect Significant?
Operational Stage			
Change in daylight amenity	Granby House	Minor adverse	No
	Montana House	Minor adverse	No
	Orient House	Minor adverse	No
	Salisbury House	Minor adverse	No
	Princess House	Minor adverse	No
Change in sunlight amenity	Granby House	Minor adverse	No
	Montana House	Negligible	No
	Orient House	Minor adverse	No
	Salisbury House	Minor adverse	No
	Princess House	Negligible	No

References

[1] National Planning Policy Framework 2025.
[2] National Planning Policy Guidance - Effective Use of Land, published on 22 July 2019 and regularly updated as a 'live' resource.
[3] Manchester Core Strategy (2012 – 2027).
[4] Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007).
[5] Building Research Establishment (BRE) (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice, Third Edition.

[6] Commission Internationale de l'Eclairage - CIE S003 Spatial distribution of daylight - CIE standard overcast sky and clear sky.

11. Solar Glare

Introduction

11.1 This Chapter reports the outcome of the assessment of likely significant environmental effects arising from the Proposed Development in relation to solar glare.

11.2 The Chapter describes the scope of the assessment and assessment methodology, and a summary of the baseline information that has informed the assessment.

11.3 In line with **Chapter 2: Approach to EIA**, the assessment reports on the likely significant environmental effects, the further mitigation measures required to prevent, reduce or offset any significant adverse effects, or further enhance beneficial effects. The conclusions are provided both in terms of the residual effects and whether these are considered significant. The assessment of effects takes into consideration both primary and tertiary mitigation (see **Chapter 2: Approach to EIA** for further details) and is informed by the EIA Scoping process (**Appendix 2.1 - 2.2**) and iterative scoping process where applicable.

11.4 This Chapter, and its associated **Figure 11.1** and **Appendices 11.1 – 11.2**, is intended to be read as part of the wider ES with particular reference to the introductory Chapters of this ES (**Chapters 1 – 5**).

11.5 In addition, this Chapter should be read in conjunction with **Chapter 13: Assessment of Cumulative Effects**.

Summary of Consultation

11.6 No consultation has been undertaken relevant to solar glare.

Scope of the Assessment

11.7 An EIA Scoping Report was submitted to MCC on 30th September 2025, as presented as **Appendix 2.1**. The EIA Scoping Opinion was received on 18th November 2025 (**Appendix 2.2**). This section provides confirmation on the scope of the assessment presented within this Chapter following submission of the EIA Scoping Report.

Effects Not Considered to be Significant

11.8 The following effects were not considered significant as part of the EIA Scoping Report and are not considered further in this Chapter:

- Solar Glare impacting occupants of adjoining buildings.

Effects Considered Likely to be Significant

11.9 The following effects (**Table 11.1**) were considered likely to be significant and are reported within this Chapter:

Table 11.1: Effects Considered Likely to be Significant

Likely Significant Effect	Receptors[a]	Applicable Development Stage
Solar Glare[b]	Princess St (Northbound) junction with Charles St Princess St (Southbound) junction with Whitworth St Sackville St (Northbound) merging of two lanes Sackville St (Southbound) junction with Whitworth St Charles St (Eastbound) junction with Princess St Hulme St (Eastbound) junction with Oxford Rd Brook St (Northbound) junction with Sackville St Railway line from Oxford Rd station to Piccadilly station (Eastbound) Railway line from Piccadilly station to Oxford Rd station (Westbound)	Operation

11.10 The worst-case scenario is portrayed by the complete and operational Proposed Development, where all reflective facade materials have been installed and any covers, films or hoarding used during the construction period have been removed.

11.11 As construction works progress, and the facades of the Proposed Development are installed, the potential solar glare effects would be similar to those once the Proposed Development is complete and operational. It is therefore considered that the completed Proposed Development represents the worst-case assessment in terms of likely solar glare effects. The construction stage, therefore, be scoped out, as set out within the EIA Scoping Report (**Appendix 2.1**).

[a] The receptors relevant for assessment set out in the Scoping Report have been refined based on the final scale and design of the Proposed Development. Mancunian Way has been excluded as there would be no action required by drivers along this road and in the merging with Sackville St.
[b] Within the EIA Scoping Report the effects were identified as Solar Glare safety issues concerning transit through critical intersections and junctions and Solar Glare safety issues concerning visibility of train drivers along nearby railway tracks. These have been summarised to 'Solar Glare' as per **Table 11.1**.

Assessment Methodology

11.12 There is no legislation, National or Local Planning Policy relevant to solar glare.

11.13 The following guidance has informed the assessment of effects within this Chapter:

- Building Research Establishment (BRE) – Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022)[1]; and
- Commission Internationale de L'Eclairage (CIE) 146:2002 & CIE 147:2002 Collection on glare (2002)[2].

Defining the Study Area

11.14 The façade treatment for the Proposed Development is understood to include areas of glazing which could reflect sunlight within a driver's field of view at sensitive locations, resulting in potential effects in terms of solar glare.

11.15 Sensitive groups can be considered road users at junctions within the surrounding area or/and train drivers on nearby railway tracks. Viewpoints at road junctions and railway locations within 500m of the Site where the Proposed Development is visible within the driver's field of view have been identified and considered (where applicable). At distances greater than 500m from the Proposed Development , instances of solar glare would be unlikely to occur.

11.16 At each of the identified sensitive road locations, viewpoints are located at the minimum stopping distance for road users and at the driver's eye level with the focal point being a relevant traffic element, such as signals or incoming traffic.

11.17 The identified road locations assessed are considered most sensitive in relation to solar glare due to a combination of their use by vehicular traffic, direction of travel and requirement for drivers to respond to signalling and take action accordingly, as well as proximity to the Site. Therefore, consideration has been given to several road locations from which the Proposed Development will be visible. The following seven road and two rail locations have been identified as sensitive for solar glare, as identified in **Figure 11.1**:

- PS_01 – Princess St (Northbound) junction with Charles St;
- PS_02 – Princess St (Southbound) junction with Whitworth St;
- SS_01 – Sackville St (Northbound) merging of two lanes;
- SS_02 – Sackville St (Southbound) junction with Whitworth St;
- CS_01 – Charles St (Eastbound) junction with Princess St;
- HS_01 – Hulme St (Eastbound) junction with Oxford Rd;
- BS_01 – Brook St (Northbound) junction with Sackville St;
- E_50-500 – Railway line from Oxford Rd station to Piccadilly station (Eastbound); and
- W_50-700 – Railway line from Piccadilly station to Oxford Rd station (Westbound).

Background Studies to Inform the ES / Establishing the Baseline

11.18 **Table 11.2** summarises all studies/surveys/analysis undertaken to inform the assessment presented within this Chapter.

Table 11.2: Background Studies / Surveys / Analysis

Study / Survey / Analysis	Overview	Date of Completion
Photogrammetric 3d-model of the surrounding context up to 500m from the Proposed Development	This model provides the geometry of the built environment with an accuracy of 150mm in all axes.	October 2025
Review of Aerial and Street Images, Site visit, planning portal, Valuation Office Agency, Land Registry, Railway signalling diagrams where available	This information has been used to update the context model for assessment and to identify road and rail receptors.	October 2025
Solar glare technical assessment (**Appendix 11.2**)	Technical assessment of potential solar glare road and railway viewpoints within a 500m radius of the Proposed Development undertaken using specialist software, Radiance.	October 2025

Assessment Process

11.19 The technical analyses carried out to inform the assessments and identify possible solar glare effects on road and railway users have been undertaken by creating a digital three-dimensional (3D) model of the surrounding area, based on photogrammetry survey data, and insertion of a 3D model of the Proposed Development[c].

11.20 The assessment considers potentially sensitive viewpoints for road and train drivers surrounding the Site. The viewpoints are generally located at the minimum stopping distance for road users (unless two lanes are merging without a stop required) and at the driver's eye level with the focal point being a relevant traffic element, such as signals or incoming traffic. For train drivers, viewpoints assessed are where signals are visible or at representative intervals where the Proposed Development would be visible close to the direct line of sight for a substantial stretch of track.

11.21 The potential for reflected solar glare or dazzle to be reflected off the glazed or reflective façade cladding of the Proposed Development has been assessed using specialist lighting software. The assessment shows the path of the sun for the entire year around the Proposed Development. From this, two computer generated angular images have been produced for

[c] The detailed 3D model of the Proposed Development used within the assessment was issued by Simpson Haugh to GIA on 17/10/2025. Following this issue of information, the Proposed Development has been updated with small design changes which do not materially impact massing and façade layout, as such the results presented in this Chapter remain valid.

each selected viewpoint, indicating the area which sees the reflection of the sun-path at any point during the year.

11.22 A detailed description of the Assessment Methodology is included in **Appendix 11.1**.

11.23 The worst-case scenario is considered to the completion of the Proposed Development.

Reporting of the Environmental Effect and Significance Criteria

11.24 The assessment of likely significant environmental effects as a result of the Proposed Development has taken into account the operational stage. The following sections define the approach adopted within the assessment for the determination of sensitivity (or value/importance), magnitude of change (or impact), the level of effect and significance.

11.25 The solar glare assessment is undertaken on the worst-case scenario. Solar glare is not a comparative assessment; the fact it may occur in the baseline does not necessarily justify its occurrence as a result of the Proposed Development. Therefore, the assessment considers the effect of the Proposed Development in absolute terms.

Determining Sensitivity of Receptor

11.26 The sensitivity of affected locations has been considered on a scale of **high**, **medium**, **low** or **negligible**.

11.27 All road junctions and railway viewpoints assessed have been identified as being of high sensitivity as an action is required by a driver that is a safety concern if their visibility is impaired by solar glare.

Determining the Magnitude of Change

11.28 The magnitude of change at the sensitive location and has been considered on a scale of **large**, **medium**, **small** or **negligible**.

11.29 There are no quantitative criteria within BRE Guidelines (2022) or elsewhere regarding acceptable levels of solar glare.

11.30 The factors in **Table 11.3** have been used to ascertain the magnitude of change.

Table 11.3: Summary of Solar Glare Magnitude of Change Criteria

Magnitude of Change	Overview
Negligible	No reflections are visible or if visible all occur at angles greater than 30° from the driver's line of sight and so, as stated by the CIE, will be of "little significance".
Small	Solar reflections are visible within 30° to 10° or between 10° to 5° of the driver's line of sight for a short period of time.
Medium	Solar reflections are visible within 10° and 5° of the driver's line of sight occurring for a long period of time.
Large	Solar reflections are visible within 5° of a driver's line of sight.

11.31 Professional judgement has, therefore, been applied to determine the magnitude of solar glare impacts anticipated to arise from the Proposed Development.

Determining the Level of Effect

11.32 The level of effect has been informed by the magnitude of change due to the Proposed Development and the evaluation of the sensitivity of the affected location. The level of effect has been determined using professional judgement and **Table 10.4** has been a tool which has assisted with this process.

11.33 When assessing the level of effect, the following factors could influence whether the effect is significant or not.

- Sunlight availability probability;
- Area of façade off which reflections are visible;
- Period of time when reflections are visible;
- Angle at which reflections are visible from line of sight;
- Views of the Proposed Development being obscured for example by trees; and/or
- The time of day at which the solar reflection will occur for example during peak traffic times.

11.34 Whilst **Table 11.4** provides ranges, the level of effect is confirmed as a single level and not a range, informed by professional judgement.

11.35 Effects in terms of solar glare can only be adverse (negative) in nature due to this not being a comparative assessment.

Table 11.4: Matrix to Support Determining the Level of Effect

		Sensitivity (or value / importance)			
		High	Medium	Low	Negligible
Magnitude of Change	Large	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

11.36 The following terms have been used to define the level of the effects identified and these can be 'beneficial' or 'adverse':

- **Major effect**: where the Proposed Development is likely to cause a considerable impact and the receptor has limited adaptability, tolerance or recoverability;
- **Moderate effect**: where the Proposed Development is likely to cause a less than considerable impact that has limited adaptability, tolerance or recoverability;
- **Minor effect**: where the Proposed Development is likely to cause a small, but noticeable impact on a receptor which has limited adaptability, tolerance or recoverability; and
- **Negligible**: where the Proposed Development is unlikely to cause a noticeable impact at a receptor, despite its level of sensitivity.

11.37 The duration of the effect has been assessed as either 'short-term', 'medium-term' or 'long-term'. Short-term is considered to be up to 1 year, medium-term is considered to be between 1 and 10 years and long-term is considered to be greater than 10 years.

Determining Significance

11.38 For each effect, a statement has been made as to whether the level of effect is '**Significant**' or '**Not Significant**'. This determination has been based on professional judgement and/or relevant guidance/legislation where applicable.

11.39 Significance has only been concluded for residual effects (i.e. following the identification of secondary mitigation).

Baseline Conditions

11.40 The Site includes buildings with predominantly non reflective facades, with small, punched windows with low potential for solar glare.

Future Baseline

11.41 As glare would not occur from any existing structures within the Site towards drivers at nearby road locations and railway viewpoints, there would be no impact to driver visibility from the Site in the 'Future Baseline' scenario.

11.42 Therefore, there would be no change in the baseline condition without the implementation of the Proposed Development.

Primary and Tertiary Mitigation

11.43 No primary mitigation specific to solar glare has been considered.

Assessment of Effects, Secondary Mitigation and Residual Effects

Operational Stage

Solar Glare

11.44 The full solar glare assessment is provided in **Appendix 11.2**.

11.45 The assessment has been undertaken from nearby road and rail viewpoints which are considered sensitive in terms of solar glare. For road viewpoints, these include traffic junctions, pedestrian crossings and merging traffic on radial routes. For rail viewpoints, these are located along the train line approaching the Proposed Development.

11.46 Following a review of an extended area of investigation (approximately 500m radius from the Proposed Development), a total of seven road viewpoints (as identified on **Figure 11.1**) and two train lines have been assessed. The assessment considers the potential occurrence of solar reflections from the Proposed Development owing to its size and large areas of glazing on its façades at these locations. The duration of solar reflections as well as their proximity to a driver's line of sight have been considered within the assessment below.

11.47 The assessment has been undertaken in a worst-case scenario considering there is no cloud cover, so assuming the sun is shining for all days of the year for the full duration of daylight hours.

11.48 Of the total seven road viewpoints and two train lines assessed, the Proposed Development would not be visible, or reflections would be at angles greater than 30° from the driver's line of sight at the following locations:

- PS_01 – Princess St (Northbound) junction with Charles St;
- PS_02 – Princess St (Southbound) junction with Whitworth St;
- SS_01 – Sackville St (Northbound) merging of two lanes;
- SS_02 – Sackville St (Southbound) junction with Whitworth St;
- CS_01 – Charles St (Eastbound) junction with Princess St; and
- HS_01 – Hulme St (Eastbound) junction with Oxford Rd.

11.49 At these six locations, the sensitivity is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, adverse effect which is considered to be **negligible**.

11.50 All the remaining three locations would experience solar reflections within 30° of a drivers' line of sight but greater than 10°:

- BS_01 – Brook St (Northbound) junction with Sackville St;
- E_50-500 – Railway line from Oxford Rd station to Piccadilly station (Eastbound); and
- W_50-700 – Railway line from Piccadilly station to Oxford Rd station (Westbound).

11.51 At these three locations, the sensitivity is considered to be high. The magnitude of impact is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, adverse effect which is considered to be **minor**.

Secondary Mitigation or Enhancement

11.52 No secondary mitigation or enhancement is required.

Residual Effect

11.53 In the absence of secondary mitigation, the residual effect is that same as that reported in the pre-mitigation scenario.

Significance

11.54 This effect is considered to be **Not Significant**.

Limitations and Assumptions

11.55 To ensure transparency within the EIA process, the following limitations and assumptions have been identified.

- For solar glare, although great care has been taken in identifying typical viewpoints, this does not guarantee that there are no additional sensitive locations where reflected solar glare could present a particular risk. For practical reasons, the area of the assessment has been limited to the study area which extends to a distance of approximately 500m from the Site, in accordance with standard practice. At greater distances, the likelihood of solar reflections causing significant glare effects is reduced as the time that buildings will reflect is reduced and the area of façade visible constitutes a reduced angle, so reducing the possibility of the whole sun disk being reflected. This approach to solar glare assessment within EIA has been adopted using professional judgement and by reference to the CIE; and

- The methodology for solar glare is not aimed at addressing the intensity of an instance of reflected solar glare, but rather its occurrence, duration throughout the year and the location of this occurrence in respect of an individual's line of sight. It must also be noted that the hours presented reflect solar time and therefore do not take Daylight Saving Hours into account. This approach to solar glare assessment within EIA has been adopted using professional judgement and by reference to CIE's Collection on Glare 2002.

- The detailed 3D model of the Proposed Development used within the assessment was issued by Simpson Haugh to GIA on 17/10/2025. Following this issue of information, the Proposed Development has been updated with small design changes which do not materially impact massing and façade layout, as such the results presented in this Chapter remain valid.

Summary

11.56 **Table 11.5** provides a summary of the effects, receptors, residual effects and conclusions of significance considered within the Chapter.

11.57 The table only provides a summary of the residual effects identified within the assessment and details of all primary, secondary and tertiary mitigation that has been taken into account

is set out in detail within the Chapter and summarised within Environmental Management Plan included within **Volume 3: Environmental Management Plan**.

Table 11.5: Summary of Residual and Significant Effects

Effect	Receptor	Residual Effect	Is the Effect Significant?
Operational Stage[d]			
Solar glare	PS_01: Princess St (Northbound) junction with Charles St PS_02: Princess St (Southbound) junction with Whitworth St SS_01: Sackville St (Northbound) merging of two lanes SS_02: Sackville St (Southbound) junction with Whitworth St CS_01: Charles St (Eastbound) junction with Princess St HS_01: Hulme St (Eastbound) junction with Oxford Rd	Negligible	No
	BS_01: Brook St (Northbound) junction with Sackville St E_50-500: Railway line from Oxford Rd station to Piccadilly station (Eastbound) W_50-700: Railway line from Piccadilly station to Oxford Rd station (Westbound)	Minor adverse	No

[d] Considered to represent the worst case construction effects.

References

[1] Building Research Establishment (2022). “Site Layout Planning for Daylight and Sunlight: A guide to good practice”. Available at: https://bregroup.com/store/bookshop/site-layout-planning-for-daylight-and-sunlight-a-guide-to-good-practice-br-209-2022-edition [Date accessed: 2025]

[2] Commission Internationale de L’Eclairage (2022). “CIE Collection on Glare 146/147:2002”. Available at: https://cie.co.at/publications/cie-collection-glare-2002 [Date Accessed: 2025]

12. Climate Change

Introduction

12.1 This Chapter reports the outcome of the assessment of likely significant environmental effects arising from the Proposed Development in relation to Climate Change.

12.2 The Chapter describes the scope of the assessment and assessment methodology, and a summary of the baseline information that has informed the assessment.

12.3 In line with **Chapter 2: Approach to EIA**, the assessment reports on the likely significant environmental effects, the further mitigation measures required to prevent, reduce or offset any significant adverse effects, or further enhance beneficial effects. The conclusions are provided both in terms of the residual effects and whether these are considered significant. The assessment of effects takes into consideration both primary and tertiary mitigation (see **Chapter 2: Approach to EIA** for further details) and is informed by the EIA Scoping process (**Appendix 2.1 - 2.2**) and iterative scoping process where applicable.

12.4 This Chapter, is intended to be read as part of the wider ES with particular reference to the introductory Chapters of this ES (**Chapters 1 – 5**).

12.5 In addition, this Chapter should be read in conjunction with **Chapter 13: Assessment of Cumulative Effects**.

Summary of Consultation

12.6 No statutory consultee exists in relation to climate change, and as a result no consultation has been undertaken beyond the EIA Scoping process.

Scope of the Assessment

12.7 An EIA Scoping Report was submitted to MCC on 30th September 2025, as presented as **Appendix 2.1**. The EIA Scoping Opinion was received on 18th November 2025 (**Appendix 2.2**). This section provides confirmation on the scope of the assessment presented within this Chapter following submission of the EIA Scoping Report.

12.8 Natural England's consultation response dated 08 October 2025, as part of the EIA Scoping Opinion (**Appendix 2.2**), states that:

'The ES should identify how the development affects the ability of the natural environment (including habitats, species, and natural processes) to adapt to climate change, including its ability to provide adaptation for people. This should include impacts on the vulnerability or resilience of a natural feature (i.e. what's already there and affected) as well as impacts on how the environment can accommodate change for both nature and people, for example whether the development affects species ability to move and adapt. Nature-based solutions, such as providing green infrastructure on-site and in the surrounding area (e.g. to adapt to flooding, drought and heatwave events), habitat creation and peatland restoration, should be considered. The ES should set out the measures that will be adopted to address impacts.'

12.9 Resilience measures, specifically, measures in relation to species adaptability, overheating, ground movement and flood risk have been fully appraised and the effects of a changing climate on the Proposed Development (i.e. Climate Adaptation) were scoped out of the EIA, with the rationale presented in the EIA Scoping Report (**Appendix 2.1**), and thus are not considered within this Chapter. Further details on resilience measures linked to Natural England's consultation response and mitigation noted are set out in the Landscape Strategy for the Proposed Development.

12.10 Natural England's consultation response also included a requirement to consider the change in carbon sequestration as a result of the changing land use proposed:

'The ES should also identify how the development impacts the natural environment's ability to store and sequester greenhouse gases, in relation to climate change mitigation and the natural environment's contribution to achieving net zero by 2050.'

12.11 The Proposed Development's impact on the natural environment's ability to store and sequester greenhouse gases is discussed below in 'Emissions Sources' section of this chapter. Consideration is given to the scale of emissions, magnitude of change, biodiversity and uncertainty. Based on these factors it is concluded that the Proposed Development will likely improve Site's carbon sequestration, however, it is not of a significant scale, or can be accurately assessed and is, therefore, excluded from the assessment.

Effects Not Considered to be Significant

12.12 The following effects were not considered significant as part of the EIA Scoping Report and are not considered further in this Chapter:

- Increasing summer temperatures affecting human heath during construction;
- Changing annual temperatures / rainfall patterns and changes to air quality during construction, water supply, flood risk during construction and operation;
- Changes to future climate including temperature and rainfall and risk to building infrastructure and future occupants during operation;
- Changes to future climate and resilience of site habitats and species during operation; and
- Higher summer temperatures and risk of building overheating during operation.

Effects Considered Likely to be Significant

12.13 The following effects (**Table 12.1**) were considered likely to be significant and are reported within this Chapter:

Table 12.1: Effects Considered Likely to be Significant

Likely Significant Effect	Receptors	Applicable Development Stage
GHG Emissions	Global climatic system	Demolition and Construction / Operation

Assessment Methodology

Legislative Framework, Policy and Guidance

12.14 The following legislation and policy has informed the assessment of effects within this Chapter:

- The Climate Change Act 2008[1] was revised in 2019 to set a 100% carbon reduction target (net zero) for the UK by 2050;
- Paragraph 8(c) of the National Planning Policy Framework (NPPF)[2] updated in December 2024 recognises the key role planning has to play in mitigating climate change and supporting the transition to a low carbon economy;
- Government's Net Zero Strategy (October 2021)[3] recognises the importance of the planning system to combating climate change and supporting sustainable growth;
- The UK's Sixth Carbon Budget[4] was implemented in April 2021, enshrining in law a new target to reduce GHG emissions by at least 78% by 2035;
- In February 2025, the Committee on Climate Change published the proposed Seventh Carbon Budget[5] to further reduce emissions;
- On 15th June 2022, the Building Regulations were updated as an interim step towards part of the roadmap to the 'full' Future Homes and Buildings Standard, which comes into effect in 2025. The regulations aim to deliver buildings that are of a higher quality, with lower energy bills and reduce GHG emissions by around 30% for new homes and 27% for non-domestic buildings;
- The 2025 Future Homes Standard (FHS) and Future Buildings Standard (FBS) consultation[6] was published in December 2023 which requires homes to achieve a 75% carbon reduction beyond Part L 2013, removing the use of fossil fuel and requiring increased fabric efficiency and use of low carbon renewable energy generation. It is anticipated that from 2025 new non-residential buildings will be required to achieve a similar carbon reduction as proposed for the 2025 FHS;
- Places for Everyone (March 2024)[7] is a long-term plan of nine Greater Manchester (GM) districts, including Manchester, which sets out how the nine boroughs should develop up until 2039. Key sustainability policies include:
  - *Policy JP-S2 Carbon and Energy*, which sets out Best Practice Thresholds for Reducing Energy Demand and Onsite Renewable Energy Generation within residential developments.
  - *Policy JP-S3 Heat and Energy Networks* requires new developments to connect to an existing or planned heat/energy network or install a site wide or communal heat/energy network solution.
  - *Policy JP-S6 Resource Efficiency*, which requires using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.

- Manchester's Core Strategy (2012)[8] is the key document in the Manchester Local Plan, which sets out the long-term strategic policies for Manchester's future development, including the following key policies:

  – *Policy EN4 – Reducing CO2 emissions by enabling low and zero Carbon Development*, which requires developments to be designed in accordance with the energy hierarchy to reduce energy demand through active and passive design measures meeting residual requirements through the use of zero carbon, renewable energy technologies.

  – *Policy EN6 – Target framework for CO2 reductions from low or zero carbon energy supplies* sets out target CO2 reduction targets for three development categories.

  – *Policy EN8 – Adaptation to Climate Change* requires all new developments to be adaptable to climate change and have consideration of a range of adaptation measures.

12.15 The following guidance has informed the assessment of effects within this Chapter together with professional judgement:

- Institute of Environmental Management and Assessment's (IEMA), now the Institute of Sustainability and Environmental Professionals (ISEP), EIA Guide to: Assessing Greenhouse Gas Emissions and Evaluating their Significance (2022)[9] ('ISEP's GHG Assessment Guidance') – provides guidance on the assessment of GHG emissions;

- Royal Institute of British Architects (RIBA) 2030 Climate Challenge[10] – provides good and best practice guidance on reducing energy demand and embodied carbon for residential and non-residential development; and

- Low Energy Transformation Initiative (LETI) Climate Emergency Design Guide (2020)[11] and LETI's Embodied Carbon Target Alignment (2021)[12] – provides good and best practice upfront embodied carbon and operational energy for residential and non-residential buildings.

Defining the Study Area

12.16 The Site forms the principal study area for the assessment; however, the assessment includes off-site GHG emissions such as those associated with the manufacture and transportation of construction materials, and those associated with the off-site generation (e.g. at a power station) of grid electricity consumed by the completed and operational Proposed Development.

Background Studies to Inform the ES / Establishing the Baseline

12.17 **Table 12.2** summarises all studies undertaken to inform the assessment presented within this Chapter.

Table 12.2: Background Studies

Study	Overview	Date of Completion
'Weston and Pendulum – Phase A' Building Regulations UK, Part L (BRUKL) Output Document prepared by Futureserv.	Sets out CO_2 emissions and energy consumption (kilowatt hours per square metre [kWh/m^2]) of the building.	September 2025
'Weston and Pendulum – Block B' Building Regulations UK, Part L (BRUKL) Output Document prepared by Futureserv.	Sets out CO_2 emissions and energy consumption (kilowatt hours per square metre [kWh/m^2]) of the building.	October 2025
Whole Life Carbon Assessment for Phases A and B prepared by Turley.	Estimation of the embodied (A1-C4) and upfront (A1-A5) carbon emissions associated with the Proposed Development.	December 2025

Assessment Process

12.18 There is at present no single accepted methodology for the assessment of GHG emissions within EIA. The proposed assessment methodology outlined below is therefore based on application of ISEP's GHG Assessment Guidance, together with professional judgement.

12.19 Determining the magnitude, level of effect and significance of climate change (GHG emissions or savings) from new development remains an emerging practice and is complex given the local scale at which GHG emissions typically occur in contrast to the global and transboundary nature of climate change.

12.20 In line with ISEP's GHG Assessment guidance the approach taken in this assessment is to estimate GHG emissions resulting from the demolition, construction and operational stages of the Proposed Development and to evaluate these emissions in the context of baseline GHG emissions from the Site, local authority's (i.e. Manchester City Council (MCC)) administrative area), and UK region (i.e. North West of England), as well as the future carbon budgets set for the UK.

12.21 Furthermore, and in accordance with ISEP's GHG Assessment guidance, consideration is also given to the contribution of the Proposed Development to a science-based net zero trajectory in line with the 2015 Paris Agreement's 1.5°C pathway. The ISEP GHG Assessment guidance states, *'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'.*

12.22 In order to evaluate the contribution of the Proposed Development to this net zero pathway, its demolition, construction and operational stage performance is evaluated considering the

mitigation proposed through construction and operation and how this aligns with good and best practice guidance and contributes to the UK Net Zero trajectory.

12.23 The applied methodology therefore comprises the following components:

- Establish national and local legislation, policy and guidance relating to climate change mitigation;
- Establish baseline conditions with respect to GHG emissions at the Site, MCC administrative area and North West of England;
- Establish future baseline conditions with respect to GHG emissions from future carbon budgets set for the UK;
- Establish primary and tertiary GHG mitigation measures in place for the Proposed Development;
- Estimate GHG emissions resulting from the demolition and construction, and operational stages of the Proposed Development;
- Evaluate project's GHG emissions in the context of baseline emissions and future carbon budgets to establish their context and magnitude;
- Appraise the contribution of the Proposed Development to the UK's net zero trajectory;
- Establish whether secondary mitigation is required to reduce adverse effects or enhance beneficial effects; and
- Establish the level of effect in relation to GHG and whether it is significant or not.

Emissions Sources
Demolition and Construction stage

12.24 **Building Construction –** The demolition of the existing buildings on-Site and construction of the Proposed Development will result in the release of GHG emissions associated with the upfront embodied carbon of buildings. Upfront embodied carbon is the GHG emissions associated with materials and construction processes up to practical completion (RICS lifecycle modules A1-A5[13]), including:

- A1-A3: (Product stage) cover the extraction, transportation and manufacturing processes necessary to produce any construction products, including components and MEP, required to construct the asset.
- A4-A5: (Construction stage) cover transportation of construction products and all construction processes, including wastage, up to project completion. Module A5 also includes any on-site demolition or strip-out works required at the beginning of the project.

12.25 A Whole Life Carbon Assessment (WLCA) is being prepared by Turley to estimate the upfront embodied carbon of the Proposed Development.

12.26 Demolition and construction emissions have been quantified based on the relevant LETI's embodied carbon benchmarks and the GIAm^2 of the Proposed Development.

Operational stage

12.27 The operational stage of the Proposed Development will result in GHG emissions from the generation of energy consumed by the proposed buildings, operational transport, water use and waste generation.

12.28 **Energy** - Emissions associated with energy consumption of the proposed buildings have been quantified based on the annual Energy Consumption by End Use (kWh/m^2/yr) from BRUKL documents prepared by Futureserv and the GIAm^2 of the Proposed Development.

12.29 **Transport** – The Proposed Development will generate additional vehicle trips on the local road network as a result of its construction and operation. As noted above, emissions associated with demolition and construction are incorporated as part of the upfront embodied carbon assessment and benchmarks. Operational transport emissions have been scoped out on the basis that it is expected that the majority of trips to and from the Site will be made by modes other than the private car. The Site is located within the city centre, in an accessible location for walking, cycling and public transport use. No parking spaces are proposed to be provided for the Proposed Development. Therefore, operational transport emissions are anticipated to be small and are not considered further within this assessment.

12.30 **Water** – The Proposed Development will result in GHG emissions associated with water use. The operational development will include water saving measures built into the design of the Proposed Development, such as water saving fixtures and fittings. To reduce water consumption, the Proposed Development will target as a minimum the equivalent of two Wat01 Water Efficiency BREEAM Credits. In this context, GHG emissions associated with operational stage water consumption are anticipated to be small and are not considered further in this assessment.

12.31 **Waste** – The Proposed Development will result in GHG emissions associated with waste generation. The Application will include a Waste Management Strategy which will set out the principles, strategy and targets for the management and storage of waste and maximise recycling from demolition, construction and operation, in accordance with MCC. These measures will minimise waste quantities disposed by landfill, which represents the most carbon intensive waste management practice. In this context it is considered that GHG emissions from operational stage waste generation are likely to be small in comparison to the operation of the Proposed Development and are not considered further in this assessment.

12.32 **Carbon Sequestration** - the Proposed Development may impact the natural environment's ability to store and sequester greenhouse gases. Carbon sequestration through the natural environment can help support carbon reduction. However, the assessment of carbon sequestration is excluded from this assessment due to:

- **Scale of emissions** – The scale of carbon sequestration in comparison to the demolition, construction and operational GHG emissions of the Proposed Development is likely to be very small and the inclusion in the assessment would not be significant.

- **Magnitude of change** – the Site is currently occupied by the existing buildings of the Weston Student Halls and Pendulum Hotel, therefore, unlikely to have a significant ability to sequester carbon. The Proposed Development's Landscape Strategy includes measures to protect and enhance the existing habitats such as wildflower planting and small woodland trees, which is likely to improve the Site's ability to store and sequester greenhouse gases.

- **Biodiversity** – As noted in the Natural England Carbon Storage Research Report[14], the most effective form of nature-based solutions for climate change mitigation are habitat restoration and creation, which supports carbon sequestration. As part of the application for the Proposed Development, a Biodiversity Net Gain assessment has been prepared, which demonstrates that through the ecological enhancements proposed, a Biodiversity Net Gain of at least a 10% will be achieved.

- **Uncertainty** – Assessing the carbon sequestration of habitats can be contingent on its maturity, condition and environmental factors which make this estimate inherently uncertain.

12.33 In this context, it is considered that the Proposed Development will likely improve Site's carbon sequestration, however it is not of a significant scale, or can be accurately assessed and is, therefore, excluded from the assessment.

12.34 The timescales used to assess the construction and operation stages of the Project are set out in **Table 12.3.**

Table 12.3: Assessed Project Timescales

Development Stage	First Year	Completion / Assessment period	Summary
Demolition and Construction	2027	2031	Demolition, site preparation and construction of the Proposed Development is anticipated to commence in 2027, with Phase A construction being completed and the Phase A development opening for the academic year 2031/32. For the purpose of the assessment, a construction period of 5 years is assumed for Phase A.
	2031	2034	Phase B construction is anticipated to commence in 2031, being completed and opening for the academic year 2034/35. For the purpose of the assessment, a construction period of 4 years is assumed for Phase B.

Development Stage	First Year	Completion / Assessment period	Summary
Operation	2031	2042*	Phase A is anticipated to be fully operational for the academic year 2031/32. Operational GHG emissions for Phase A are assessed from 2031 up to the end of 2042* to enable comparison with the UK carbon budgets ending 2042*.
	2034	2042*	Phase B is anticipated to be fully operational for the academic year 2034/35. Operational GHG emissions for Phase B are assessed from 2034 up to the end of 2042 to enable comparison with the UK carbon budgets ending 2042*.

* Seventh Carbon Budget (2038-2042) was published by the Committee on Climate Change in 2025 but not yet incorporated into law.

Reporting of the Environmental Effect and Significance Criteria

12.35 The assessment of likely significant environmental effects as a result of the Proposed Development has taken into account the construction (including demolition) and operational stage. The following sections define the approach adopted within the assessment for the determination of sensitivity (or value/importance), magnitude of change (or impact), the level of effect and significance.

Determining Sensitivity of Receptor

12.36 The sensitivity of affected receptors has been considered on a scale of **high**, **medium**, **low** or **negligible**.

12.37 GHG emissions affect the global climate system which, in accordance with ISEP's GHG Assessment guidance, is considered potentially sensitive to any additional GHG emissions. The ISEP guidance states *'The receptor (Global Climatic System) has a **high** sensitivity given the severe consequences of global climate change'*. This sensitivity may, however, vary depending on the future global response to climate change, for example should a significant global reduction in GHG emissions (compared with the currently increasing emissions) be achieved over time.

12.38 ISEP's, latest EIA guide to climate change adaptation and resilience recommends[15] the use of the Met Office UKCP18 high emissions scenarios (known as RCP8.5), which considers a worst-case increase in global temperatures. Therefore, the RCP 8.5 scenario is considered most appropriate for this assessment and as a result the sensitivity of the global climate system is considered to be **high**.

Determining the Magnitude of Change

12.39 The magnitude of change has been considered as the change experienced from the current baseline conditions at the sensitive receptor and has been considered on a scale of **large**, **medium**, **small** or **negligible**.

12.40 There are currently no published or agreed significance criteria for evaluating GHG emissions in EIA. Therefore, the magnitude of change of GHG emissions estimated from the Proposed Development is determined by establishing their scale relative to recent GHG emissions from the local area (MCC administrative area) and North West, and also to future UK carbon budgets as presented in **Table 12.4**, together with professional judgement.

Table 12.4: Determining the Magnitude of Change

Magnitude of Change	Description of Change
Large	A large increase/decrease in GHG emissions (>10%) relative to baseline emissions and/or future carbon budgets
Medium	A medium increase/decrease in GHG emissions (5% − 10%) relative baseline emissions and/or future carbon budgets
Small	A small increase/decrease in GHG emissions (1% − 5%) relative to baseline emissions and/or future carbon budgets
Negligible	A negligible increase/decrease in GHG emissions (<1%) relative to baseline emissions and/or future carbon budgets

Determining the Level of Effect

12.41 The level of effect has been informed by the magnitude of change due to the Proposed Development and the evaluation of the sensitivity of the affected receptor. The level of effect has been determined using professional judgement and **Table 12.5** has been a tool which has assisted with this process. This considers the scale of emissions relative to local and national emissions and future carbon budgets. The final level of effect and significance is determined through consideration of the scale of emissions alongside the mitigation, and contribution of the Proposed Development to the UK's Net Zero trajectory as set out in the ISEP Guidance.

Table 12.5: Matrix to Support Determining the Level of Effect

		Sensitivity (or value / importance)			
		High	Medium	Low	Negligible
Magnitude of Change	Large	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

12.42 Whilst **Table 12.5** provides ranges, the level of effect is confirmed as a single level and not a range, informed by professional judgement. For each effect, it has been concluded whether the effect is '*beneficial*' or '*adverse*'.

12.43 The following terms (adapted from ISEP's GHG Assessment guidance) have then been used to define the level of the effects which consider the mitigation incorporated in the Proposed Development, alongside the scale of emissions and effect identified through **Table 12.5**:

- **Major effect**: GHG mitigation measures are not in line with a science-based 1.5°C aligned transition to net zero for that project type, and net GHG emissions equate to a large increase (e.g. ≥10%) relative to baseline local/regional/national emissions and/or future carbon budgets. A project with major adverse effects is locking in GHG emissions and does not make a meaningful contribution to the national trajectory to net zero;

- **Moderate effect**: GHG mitigation measures are partly in line with a science-based 1.5°C aligned transition to net zero for that project type, and net GHG emissions equate to a medium increase (e.g. >5%) relative to baseline local/regional/national emissions and/or future carbon budgets. A project with moderate adverse effects complies with some up-to-date policy and good practice but is locking in some emissions and makes only a partial contribution to the national trajectory to net zero;

- **Minor effect**: GHG mitigation measures are in line with a science-based 1.5°C aligned transition to net zero for that project type, and net GHG emissions equate to a small increase (e.g. <5%) relative to baseline local/regional/national emissions and/or future carbon budgets. A project with minor adverse effects complies with up-to-date policy and good practice reduction measures and makes a contribution to the national trajectory to net zero;

- **Negligible**: GHG mitigation measures are in line with a science-based 1.5°C aligned transition to net zero for that project type, with minimal residual emissions. A project

with negligible effects complies with up-to-date policy and some emerging policy and best practice and plays a part in achieving the rate of transition required by nationally set policy e.g. net zero; and

- **Beneficial:** net GHG impacts are below zero and the project results in a reduction in atmospheric GHG concentrations, whether directly or indirectly, compared to the baseline. A project with beneficial effects substantially exceeds net zero requirements with a positive climate impact. It should be noted that the latest ISEP guidance on GHGs in EIA does not seek to differentiate between different levels of beneficial effect (minor, moderate, major). This effect is Significant.

12.44 The magnitude of GHG emissions (or savings) from a project, how this effect changes baseline conditions and/or future carbon budgets at the local, regional and national level is an important component when determining the level of effect. However, how much the project contributes (or otherwise) to the UK's net zero trajectory is a critical additional component as recognised by ISEP's GHG Assessment Guidance. This is factored into determining the level of effect using professional judgement.

12.45 The duration of the effect has been assessed as either 'short-term', 'medium-term' or 'long-term'. Short-term is considered to be up to 1 year, medium-term is considered to be between 1 and 10 years and long-term is considered to be greater than 10 years.

12.46 Carbon dioxide equivalency (CO_2e) is a quantity that describes, for a given mixture and amount of GHG, the amount of CO_2 that would have the same global warming potential (GWP), when measured over a specified timescale (generally, 100 years). In view of this timescale and the findings of the Intergovernmental Panel on Climate Change (IPCC) 1.5°C Report[16] that some effects from climate change may be long-lasting or irreversible, the duration of effect of the built elements of the Proposed Development is assumed to be **long-term.**

Determining Significance

12.47 For each effect, a statement has been made as to whether the level of effect is '**Significant**' or '**Not Significant**'. This determination has been based on professional judgement and/or relevant guidance/legislation where applicable.

12.48 Significance has only been concluded for residual effects (i.e. following the identification of secondary mitigation).

Baseline Conditions

12.49 The Site is currently occupied by the existing buildings of the Weston Student Halls and Pendulum Hotel providing 528 PBSA bedrooms and 118 Conference Centre bedrooms. Whilst the existing Site may result in the release of GHG emissions, no data is currently available on energy demand and emissions.

12.50 For the purposes of the GHG emissions assessment, baseline operational GHG emissions from the Site are assumed to be zero, an approach that ensures a reasonable 'worst-case' scenario regarding the GHG effects of the Proposed Development.

Local and Regional GHG Emissions

12.51 **Table 12.6** presents the most recent (2023) data on baseline GHG emissions for the MCC administrative area and North West of England as sourced from Government's UK Local Authority & Regional CO_2 Emissions Statistics[17]. Assumed baseline GHG emissions from the Site are also presented. This baseline data is used to contextualise GHG emissions from the Proposed Development and determine the magnitude of change.

Table 12.6: Baseline Local & Regional GHG Emissions

Geographical Area	2023 GHG Emissions (tonnes CO_2e)
The Site	0
MCC	2,188,800
North West	38,977,000

Future Baseline

12.52 The UK carbon budgets are effectively a future baseline of national GHG emissions necessary to achieve net zero. The Climate Change Act (2008, amended 2019) sets a 100% carbon reduction target (net zero) by 2050. It is the duty of the Secretary of State to set for each succeeding period of five years (beginning with the period 2008 − 2012) an amount for the net UK carbon account (the 'carbon budget') and to ensure the net quantity of emissions does not exceed the carbon budget. For this reason, it is reasonable to use these targets as an indicator of likely future baseline GHG emissions.

12.53 The UK's Sixth Carbon Budget was implemented in April 2021, enshrining in law a new target to reduce GHG emissions by at least 78% by 2035 and for the first time incorporating the UK's share of international aviation and shipping emissions. In February 2025 the Committee on Climate Change published the proposed Seventh Carbon Budget to further reduce emissions, it is anticipated this will be approved by the Government.

12.54 **Table 12.7** presents the future carbon budgets set for the UK to date which, together with current baseline GHG emissions reported above, are used to help determine the context and magnitude of future GHG emissions resulting from the Proposed Development.

Table 12.7: UK Carbon Budgets (tCO_2e)

Period	UK
2018 – 2022	2,544,000,000
2023 – 2027	1,950,000,000
2028 – 2032	1,725,000,000
2033 – 2037	965,000,000
2038 – 2042	535,000,000*
2043 – 2047	Not yet set
2048 – 2100	Not yet set
* Published by the Committee on Climate Change in February 2025 but not yet incorporated into law.	

Contribution to UK Net Zero Trajectory

12.55 In order to determine whether the Proposed Development is aligned with and makes an appropriate contribution to the UK's net zero trajectory, it is necessary to provide context for the magnitude of GHG emissions.

12.56 The RIBA 2030 Climate Challenge, LETI Climate Emergency Design Guide (2020) and LETI's Embodied Carbon Target Alignment (2021) provide benchmarks and targets for a range of good and best practice embodied carbon and operational energy use intensity (EUI) for buildings to ensure the construction industry delivers the significant reductions necessary to have a realistic prospect of achieving net zero by 2050.

12.57 Embodied carbon is the total GHG emissions and removals associated with materials and construction processes throughout the whole lifecycle of a building (RICS lifecycle modules A1-A5, B1-B5 and C1-C4). As such, embodied carbon comprises construction (or upfront) carbon (typically accounting for the large majority of embodied carbon), together with emissions during building use and end of life.

12.58 Upfront embodied carbon is the GHG emissions associated with materials and construction processes up to practical completion (RICS lifecycle modules A1-A5), excluding any biogenic carbon sequestered in construction products and materials (e.g. timber). As such upfront embodied carbon relates to emissions occurring during a buildings' construction stage and is the focus of this Chapter (alongside operational emissions).

12.59 **Table 12.8** sets out the RIBA 2030 and LETI 2020 Design targets for embodied carbon and operational EUI for new residential and non-residential buildings.

Table 12.8: RIBA 2030 and LETI 2020 embodied carbon and operational carbon targets

	Non-residential (Offices)	Non-residential (Education)	Non-residential (Retail)	Residential
Embodied Carbon Target (kg CO_2e/m^2)				
LETI – Current practice (A1-A5)	<950	<750	<850	<850
LETI 2020 - Upfront Embodied Carbon (A1-A5)	<600	<500	<550	<500
RIBA – Business as usual (A1-C4)	<1,400	1,000	-	<1,200
RIBA - 2025 target (A1-C4)	<970	<675	-	<800
Operational Energy use Intensity (EUI) targets (kWh/m^2/yr)				
LETI 2020	55	65	-	35
RIBA 2030 Climate Challenge	<75	<70	-	<60

Primary and Tertiary Mitigation

Demolition and Construction Stage

12.60 The following primary and tertiary mitigation which has been evaluated as part of the demolition and construction stage assessment is outlined below.

- Prior to demolition, a demolition audit will be carried out to review opportunities for the reuse and recycling of materials from the existing buildings. It is anticipated that where possible materials will be reused or recycled which can help reduce GHG emissions.

- A Whole Life Carbon Assessment (WLCA) of the Phases A and B is currently being undertaken to assess and where possible reduce construction carbon through consideration of scheme design (e.g. slab thickness), construction materials, specifications and suppliers, and with a particular focus on typical carbon 'hot spot' materials such as concrete.

- The Proposed Development will achieve the upfront embodied carbon target of 800kgCO_2e/m^2 in line with the LETI residential figures and represent an improvement over LETI's current practice as set out in **Table 12.8** above. While the Proposed Development comprises student accommodation, the residential benchmark is considered the most appropriate one available given the similarities between the uses.

12.61 Please note that although there are other proposed uses within the buildings such as supporting amenity spaces, as the student accommodation use will be the predominant use

of the Proposed Development, it has been assumed that the buildings will be constructed to the same standard.

Operational Stage

12.62 The following primary and tertiary mitigation which has been evaluated as part of the operational stage assessment is outlined below.

12.63 As demonstrated within the Energy Strategy prepared by Futureserv, the buildings will be designed and built to go beyond the requirements of Part L 2021. The buildings will be constructed in accordance with the 'energy hierarchy' (or 'fabric first' approach), delivering a high standard of fabric insulation and airtightness and utilising a range of renewable and low carbon energy technologies such as roof mounted solar PV and Air Source Heat Pumps. The Proposed Development will be all-electric, with no gas boilers, meaning that the carbon intensity of the buildings will reduce over time, ultimately reaching net zero in line with the decarbonisation of the grid.

Assessment of Effects, Secondary Mitigation and Residual Effects

Demolition and Construction Stage

GHG Emissions

12.64 The demolition and construction stage of the Proposed Development will result in GHG emissions both on- and off-site, from a range of activities including demolition of existing buildings, the manufacture of construction materials and products, the transport of materials and waste on- and off-site, the consumption of water, fossil fuels and electricity by site plant and vehicles, and the treatment of residual construction waste.

12.65 In order to estimate demolition and construction stage GHG emissions, performance exceeding LETI's business as usual benchmark for residential buildings of 800 $kgCO_2e/m^2$ is assumed. This is applied to the gross internal areas ($GIAm^2$) of the proposed buildings.

12.66 **Table 12.9** below presents annual and total demolition and construction stage GHG emissions calculated for the Proposed Development, including the current Business As Usual (BAU) baseline and proposed targets.

Table 12.9: Demolition and Construction stage GHG emissions (A1-A5)

Proposed Development	Total GIA (m^2)	Baseline Business as Usual GHG Emissions (tCO_2e)	Total GHG Emissions (tCO_2e)	Annual GHG Emissions (tCO_2e)
Phase A	43,567	37,032	34,854	6,971
Phase B	36,859	31,330	29,487	7,372
Total	**80,426**	**68,362**	**64,341**	**14,343**

12.67 The Proposed Development's total emissions of 64,341 tCO_2e represent a c.6% (4,021 tCO_2e) reduction in upfront embodied carbon in comparison to 'Business as Usual' scenario. This

equates to annual demolition and construction emissions of 6,971 tCO_2e for Phase A and 7,372 tCO_2e for Phase B, with the peak annual emissions of 14,343 tCO_2e in 2031 when the two phases overlap.

12.68 **Table 12.10** presents demolition and construction emissions as a proportion of baseline emissions from the MCC administrative area and North West of England, and also future UK carbon budgets. Peak annual demolition and construction emissions (2031) are used for comparison with the MCC administrative area and North West of England baseline emissions (given these are also annual emissions), whilst total demolition and construction emissions are compared with the UK carbon budgets for each period.

Table 12.10: Contextualised Demolition and Construction stage GHG emissions

Context	Demolition and Construction Phase GHG Emissions (as a %)
2023 Baseline emissions	
MCC	0.66%
North West	0.04%
Carbon budgets	
UK 4th Carbon Budget (2023 – 2027)	0.002%
UK 5th Carbon Budget (2028 – 2032)	0.002%
UK 6th Carbon Budget (2033 – 2037)	0.004%

12.69 **Table 12.11** presents the upfront embodied carbon emissions calculated for the Phase B of the Proposed Development within the Whole Life Carbon assessment across RICS lifecycle modules A1-A5 (upfront carbon) with and without RICS top-up factor, which is an increase required by RICS guidance at early design stages to account for uncertainty. LETI upfront carbon benchmarks for residential development are also presented. Please note that WLCA for Phase A is currently being undertaken, however, the results aren't available at the time of writing of this ES Chapter.

Table 12.11: WLCA results and LETI residential targets (kg CO_2e/m^2)

	LETI – Current practice (A1-A5)	LETI 2020 - Upfront Embodied Carbon (A1-A5)	Proposed Development target	WLCA results without top-up factor	WLCA results with RICS top-up factor
Phase B	<850	<500	800	683	812

12.70 As seen above, the Proposed Development's embodied carbon emissions according to the WLCA are well below the target at 683 $kgCO_2e/m^2$. Once the RICS top-up factor accounting for uncertainty is applied, this results in a slight increase in emissions over the proposed target, however, embodied carbon emissions tend to decrease from design to construction

stage, therefore, it is highly unlikely that the Proposed Development will exceed the proposed target.

12.71 Performance representing improvement over LETI's current practice benchmarks for upfront embodied carbon is considered to represent good practice regarding construction carbon and, therefore, the Proposed Development is considered to make an appropriate contribution to the UK net zero trajectory for this issue.

12.72 The sensitivity of the global climate system is considered to be high. The magnitude of change is considered to be negligible. The Proposed Development complies with up-to-date policy and good practice reduction measures and makes a contribution to the national trajectory to net zero, therefore, there is likely to be a direct, temporary, long-term, adverse effect which is considered to be minor.

Secondary Mitigation or Enhancement

12.73 No secondary mitigation or enhancement is required.

Residual Effect

12.74 In the absence of secondary mitigation the residual effects is that same as that reported in the pre-mitigation scenario.

Significance

12.75 This effect is considered to be **Not Significant**.

Operational Stage

GHG Emissions

12.76 The operational stage of the Proposed Development will result in GHG emissions from the generation of energy consumed by the proposed dwellings and amenity space. For the purposes of the GHG emissions assessment, baseline operational GHG emissions from the Site are assumed to be zero, an approach that helps ensure a reasonable 'worst-case' approach regarding the GHG effect of the Proposed Development.

12.77 Operational emissions from the Proposed Development have been calculated based on the annual Energy Consumption by End Use of 44.3 kWh/m^2 for Phase A and 41.5 kWh/m^2 for Phase B provided within the Energy Modelling BRUKL Output Documents prepared by Futureserv.

12.78 UK electricity grid factors published by the Department for Energy Security and Net Zero (DESNZ, November 2023)[18], which reflect the continued decarbonisation of the UK electricity grid from the ongoing uptake of renewables (especially offshore wind) and closure of coal-fired power stations, are also utilised.

12.79 According to the BRUKL reports, the buildings are predicted to be compliant with the current Part L 2021 standard, showing a c.7% carbon reduction above the current Part L baseline for Phase A and c.12% reduction for Phase B.

12.80 **Table 12.12** presents estimated operational GHG emissions for the first year of operation (2031), for the last year of the assessed period (2042) as well as emissions over the assessed operational period (2031 – 2042). As the assessment uses UK electricity grid factors which reflect the continued decarbonisation of the UK electricity grid, operational GHG emissions

are anticipated to reduce over time, with emissions in year 1 of operations representing the peak/worst-case.

Table 12.12: Operational Stage GHG Emissions

	GHG Emissions (tCO_2e)
Year 1 GHG emissions (2031)	79
Year 12 GHG emissions (2042)	49
Total (2031-2042)	732

12.81 **Table 12.13** reports the above operational stage emissions as a proportion of baseline (2023) emissions from MCC and North West, and also future UK carbon budgets. Peak annual operational GHG emissions (2031) are compared with baseline emissions (given these are also annual data), whilst total operational GHG emissions for 2031 – 2042 are compared with UK carbon budgets for the same period.

Table 12.13: Contextualised Operational Stage GHG Emissions

Context	Contextualisation (as a %)
Baseline emissions	
MCC	0.004%
North West	<0.001%
Carbon Budgets	
UK 5th Carbon Budget (2028 – 2032)	<0.001%
UK 6th Carbon Budget (2033 – 2037)	<0.001%
UK 7th Carbon Budget (2038 – 2042)	<0.001%

12.82 **Table 12.14** presents operational GHG emissions for the Proposed Development within the context of the RIBA climate challenge target metric for operational energy for domestic buildings. Please note that although there are other proposed amenity uses within the buildings such as gym, study spaces, extensive lounges and private and social dining, these are ancillary to the student accommodation. Therefore, given the similarities between student accommodation and residential development, the residential use benchmark is considered the most appropriate for comparison.

Table 12.14: Operational GHG Emissions in Context of RIBA climate challenge targets

RIBA Climate Challenge Metrics	Business as usual	2025 Targets	2030 Targets	Proposed Development Phase A	Proposed Development Phase B
Operational Energy (kWh/m^2/year)	120	<60	<35	44.3	41.5

12.83 Estimated annual operational energy demand of 41.5/44.3 kWh/m^2 from the Proposed Development represents a c.30% improvement over the RIBA operational energy target for 2025. This performance is considered to make an appropriate contribution to the UK net zero trajectory through the provision of good practice mitigation.

12.84 The sensitivity of the global climate system is considered to be high. The magnitude of change is considered to be negligible. The Proposed Development's operational GHG emissions mitigation is considered to comprise current and emerging good practice and contribute to the UK's net zero trajectory. Therefore, there is likely to be a direct, temporary, long-term, adverse effect which is considered to be minor.

Secondary Mitigation or Enhancement

12.85 No secondary mitigation or enhancement is required.

Residual Effect

12.86 In the absence of secondary mitigation the residual effects is that same as that reported in the pre-mitigation scenario.

Significance

12.87 This effect is considered to be **Not Significant**.

In-combination emissions (Construction and Operation)

12.88 An assessment of combined GHG emissions has also been provided considering total demolition, construction and operational GHG emissions from the Proposed Development.

12.89 **Table 12.15** presents the contextualisation of the combined demolition and construction, and operational stage emissions from the Proposed Development set out in **Table 12.9** and **Table 12.12** as a proportion of baseline (2023) emissions from MCC and North West, and also future UK carbon budgets. In order to assess the worst-case scenario, combined peak annual demolition and construction, and annual operational emissions (2031) are used for comparison with baseline emissions, whilst total demolition and construction, and operational emissions for 2027-2042 are compared to future UK carbon budgets for the same period.

Table 12.15: Contextualised In-combination (Construction and Operation) Stage GHG emissions

Context	In-combination Phase GHG Emissions (as a %)
2023 Baseline emissions	
MCC	0.66%
North West	0.04%
Carbon budgets	
UK 4th Carbon Budget (2023 – 2027)	0.002%
UK 5th Carbon Budget (2028 – 2032)	0.002%
UK 6th Carbon Budget (2033 – 2037)	0.002%
UK 7th Carbon Budget (2038 – 2042)*	<0.001%
* Published by the Committee on Climate Change in February 2025 but not yet incorporated into law.	

12.90 The sensitivity of the global climate system is considered to be high. The magnitude of change is considered to be negligible. The Proposed Development's demolition, construction and operational stage mitigation is considered to comprise current and emerging good practice and contribute to the UK's net zero trajectory. Therefore, there is likely to be a direct, temporary, long-term, adverse effect which is considered to be minor.

Secondary Mitigation or Enhancement

12.91 No secondary mitigation or enhancement is required.

Residual Effect

12.92 In the absence of secondary mitigation the residual effects is that same as that reported in the pre-mitigation scenario.

Significance

12.93 This effect is considered to be **Not Significant**.

Limitations and Assumptions

12.94 To ensure transparency within the EIA process, the following limitations and assumptions have been identified.

- The assessment of the level of effect and whether the effect is 'significant' or not is based, in part, on professional judgement.
- The future UK electricity grid factors sourced from DESNZ are projections which may not reflect the actual emissions associated with grid electricity consumption in future. However, DESNZ projections have slightly underestimated the rate of grid decarbonisation in recent years, so any inaccuracy in these projections may serve to over-estimate as well as under-estimate GHG emissions associated with the Proposed Development's future electricity demand.

Summary

12.95 **Table 12.16** provides a summary of the effects, receptors, residual effects and conclusions of significance considered within the Chapter.

12.96 The table only provides a summary of the residual effects identified within the assessment and details of all primary, secondary and tertiary mitigation that has been taken into account is set out in detail within the Chapter and summarised within Environmental Management Plan included within **Volume 3: Environmental Management Plan**.

Table 12.16: Summary of Residual and Significant Effects

Effect	Receptor	Residual Effect	Is the Effect Significant?
Construction Stage			
GHG Emissions	Global climate system	Minor adverse	NO
Operational Stage			
GHG Emissions	Global climate system	Minor adverse	NO
In-combination emissions (Construction and operation)			
GHG Emissions	Global climate system	Minor adverse	NO

References

[1] Climate Change Act 2008 (2050 Target Amendment) Order 2019. Available at: https://www.legislation.gov.uk/ukdsi/2019/9780111187654 [Date accessed: October 2025]
[2] MHCLG (February 2025). National Planning Policy Framework (NPPF). Available at: https://www.gov.uk/government/publications/national-planning-policy-framework--2 [Date accessed: October 2025]
[3] BEIS (2021). Net Zero Strategy: Build Back Greener. Available at: https://www.gov.uk/government/publications/net-zero-strategy [Date accessed: October 2025]
[4] BEIS (2021). Press Release: UK enshrines new target in law to slash emissions by 78% by 2035. Available at: https://www.gov.uk/government/news/uk-enshrines-new-target-in-law-to-slash-emissions-by-78-by-2035 [Date accessed: October 2025]
[5] Climate Change Committee (2025) 7th carbon budget. Available at: The Seventh Carbon Budget - Climate Change Committee [Date accessed: October 2025]
[6] Department for Levelling Up, Housing and Communities (2023). Available at: https://www.gov.uk/government/consultations/the-future-homes-and-buildings-standards-2023-consultation [Date accessed: October 2025]
[7] Places for everyone joint development plan document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan (March 2024). Available at:

https://www.greatermanchester-ca.gov.uk/media/2drduk0t/places-for-everyone-joint-development-plan-dec24.pdf [Date accessed: October 2025]

[8] MCC (2024). Manchester Core Strategy 2024. Available at: https://www.manchester.gov.uk/downloads/download/5672/core_strategy [Date accessed: October 2025]

[9] EIA Guide to: Assessing Greenhouse Gas Emissions and Evaluating their Significance (ISEP, 2022). Available at: https://www.iema.net/media/xmgpoopk/2022_iema_greenhouse_gas_guidance_eia.pdf [Date accessed: October 2025]

[10] RIBA 2030 Climate Challenge. Available at: https://www.architecture.com/about/policy/climate-action/2030-climate-challenge [Date accessed: October 2025]

[11] LETI Climate Emergency Design Guide. Available at: https://www.leti.london/_files/ugd/252d09_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf [Date accessed: October 2025]

[12] LETI (2021). Embodied Carbon Alignment Target. Available at: https://www.leti.uk/_files/ugd/252d09_25fc266f7fe44a24b55cce95a92a3878.pdf [Date accessed: October 2025]

[13] RICS (2023), Whole Life Carbon Assessment. Available at: https://www.rics.org/content/dam/ricsglobal/documents/standards/Whole_life_carbon_assessment_PS_Sept23.pdf [Date accessed: October 2025]

[14] Natural England (2021), Carbon Storge and Sequestration by Habitat. Available at: https://publications.naturalengland.org.uk/publication/5419124441481216 [Date accessed: October 2025]

[15] ISEP (2020). EIA guide to: Climate Change Resilience & Adaptation. Available at: https://www.iema.net/media/mabhqino/iema-eia-climate-change-resilience-june-2020.pdf [Date accessed: October 2025]

[16] IPCC (2019). Global warming of 1.5°C. Available at: https://www.ipcc.ch/site/assets/uploads/sites/2/2019/06/SR15_Full_Report_Low_Res.pdf [Date accessed: October 2025]

[17] DESNZ (2025). UK Local Authority and Regional Carbon Dioxide Emissions National Statistics: 2005 to 2023. Available at: https://www.gov.uk/government/collections/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics [Date accessed: October 2025]

[18] Electricity emissions factors to 2100 kgCO2e/kWh, DESNZ (2023) Available at: https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwjjxuCjisr9AhXTFsAKHfvzCCsQFnoECA8QAQ&url=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fgovernment%2Fuploads%2Fsystem%2Fuploads%2Fattachment_data%2Ffile%2F1129255%2Fdata-tables-1-19.xlsx&usg=AOvVaw20O8FpOwsZ__38RiDyW0w7 [Date accessed: October 2025]

15. Assessment of Cumulative Effects

Introduction

15.1 This Chapter reports the assessment of cumulative effects arising from the Proposed Development, in line with Schedule 4, Paragraph 5(e) of the EIA Regulations, which states the need to consider the following:

"the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources".

15.2 To accord with the EIA Regulations, in terms of providing an assessment of cumulative effects, this assessment has considered the following types of cumulative effects:

- **Effect interactions**: the interaction of environmental effects of the Proposed Development affecting the same receptor either within the Site or in the surrounding area[a], for example an adjacent residential receptor experiencing an increase in construction noise and change in visual amenity during construction; and

- **In-combination interactions**: the combination of environmental effects of the Proposed Development with existing or cumulative projects affecting the same receptor, for example multiple new tall buildings in-combination with the Proposed Development changing townscape character.

Legislative Framework and Guidance

15.3 Planning Practice Guidance[1] (PPG) refers to the need for cumulative effects to be assessed as part of an ES, but at present, there is no widely accepted assessment methodology or best practice. As such, the methodology in this Chapter is based on previous experience and knowledge at Turley, the types of receptors being assessed and the nature of the Proposed Development.

Assessment Methodology

15.4 The assessment of cumulative effects, for both effect interactions and in-combination effects, is largely qualitative in nature. The assessment of effect interactions is based on information contained within the ES, whilst the assessment of in-combination effects is based on publicly available information (i.e. the planning applications submitted for the projects considered for in-combination effects). The approach to the assessment of both effect and in-combination interactions is set out in the following sections.

[a] I.e the technical study areas as defined in **Technical Chapters 6 – 14.**

Effect Interactions

15.5 Following the completion of **Technical Chapters 6 – 14**, the residual effects have been collated into a matrix so that effect interactions on common receptors[b] can be identified. The matrix groups the receptors into categories, aligning with Schedule 4, Paragraph 4 of the EIA Regulations (e.g. population and human health, climate, etc). Where a residual effect is reported in **Technical Chapters 6 – 14** to be negligible, then this was excluded from the matrix (**Table 15.2** and **15.3**). This is on the basis that a negligible residual effect is unlikely to cause a noticeable change at a receptor or the receptor is not considered sensitive to a change.

15.6 Where the level of effect ranged across receptors assessed, the worst case level of effect was included in **Tables 15.2** and **15.3**, i.e. the 'least beneficial' or 'most adverse'.

15.7 Where effect interactions have been identified, a qualitative appraisal has been undertaken for the relevant receptor categories. The qualitative evaluation at the receptor level considered the following:

- Clear identification of specific receptor(s) considered for each effect 'contributing' to a potential effect interaction to understand the common receptor (and their attributes, such as location etc.);
- An appraisal where there are specific common receptors, considering;
  - Magnitude of change (or impact) of each residual effect;
  - Sensitivity (or value, importance, etc.) of the receptor / receiving environment to change;
  - Duration (of the effects individually and collectively utilising the short / medium / long-term criteria set out in **Chapter 2: Approach to EIA**) and reversibility of the effect;
  - If the effects are temporary and / or permanent;
  - If the effects are experienced / occur concurrently; and / or
  - The geographical / spatial extent of the individual effects.

15.8 This process has been documented within the 'Assessment of Effect Interactions' section of this Chapter.

In-Combination Effects

15.9 The assessment of potential in-combination effects has followed a two-step approach, as detailed below.

Step 1: Identification and Evaluation of Projects for Further Consideration

15.10 A review of planning applications submitted to MCC was undertaken as part of the EIA Scoping Report (**Appendix 2.1**) to identify an initial list of projects (referred to as

[b] The common sensitive receptors considered within this assessment are those which are assessed within two or more of the technical assessments within the ES.

'Cumulative Projects') that could give rise to in-combination effects with the Proposed Development. The review considered projects that have submitted applications, rather than any projects that are foreseeable or allocated sites. This is due to it being unlikely that there will be sufficient information to inform a robust in-combination assessment for schemes where no application is yet submitted.

15.11 The Cumulative Projects considered in this ES have been identified from the following sources:

- MCC's online register of projects[c];
- Planning Inspectorate online register of projects[d];
- Transport and Works Order Act online register of projects[e]; and
- Parliament Hybrid Bills online register[f].

15.12 In line with the EIA Regulations, this search has focused on projects and therefore is not inclusive of sites allocated within local plans, core strategy documents or supplementary planning documents.

15.13 In line with Planning Inspectorate Advice Note Seventeen, criteria and professional judgment have been used to determine whether to include or exclude projects from further assessment (i.e. apply proportionality), informed by aspects such as temporal scale, nature of development and other factors.

15.14 As such, the search has been focused on projects within 1km of the Site, acknowledging the maximum extent of likely receptors and nature of effects to be reported within the ES.

15.15 The following additional criteria has also been used to define the list of Cumulative Projects:

- Applications dating from January 2015 onwards. It is anticipated that applications prior to this date will already have been built out (and therefore form part of the baseline) and / or where subsequent applications have been submitted these would be captured within the search dates;
- Applications that have been submitted, consented/granted planning permission, or part implemented;
- Applications that have been refused but are subject to an undetermined appeal;

[c] This search has also been informed by using Landstack.
[d] https://infrastructure.planninginspectorate.gov.uk/projects/register-of-applications/.
[e] https://www.gov.uk/government/collections/twa-inspector-reports-and-decision-letters.
[f] https://www.parliament.uk/business/bills-and-legislation/current-bills/hybrid-bills/.

- Projects of a pertinent scale, which has been determined using professional judgment but informed by their scale, perceived impact, or complexity, and are present near the Site[g].

15.16 A further search was undertaken in October 2025 (8 weeks prior to the finalisation of the assessment of cumulative assessment as part of the ES) to ensure there is sufficient time for the Cumulative Projects to be considered and incorporated within any studies / evaluation / modelling that may underpin the assessments within the ES (e.g. visualisations)[h].

15.17 The final list of Cumulative Projects is set out in **Table 15.1** and shown on **Figure 15.1**.

Step 2: Assessment of In-Combination Effects

15.18 A review of available information for each Cumulative Project was undertaken using MCC's online planning portal. Relevant ES's or other relevant environmental reports were downloaded for consideration by the project team. Where no environmental reporting was available, professional judgement was used in order to determine any potential in-combination effect.

15.19 Where available, consideration was also given to whether there is likely to be a concurrent construction or operational stage with the Proposed Development.

15.20 The sensitive receptors identified for the Proposed Development (as set out in **Technical Chapters 6 – 14**[i]) were then cross checked against the receptors identified within the Cumulative Projects. In order for there to be a potential in-combination effect, there needs to be a potential effect on the same receptor for a similar duration within the overall programme (or part of it) for the Proposed Development.

15.21 The qualitative evaluation at the receptor level considered the following:

- Combined magnitude of change of all Cumulative Projects;
- Sensitivity/value/importance of the receptor/receiving environment to change; or/and

[g] Informed by the definition of major development by NPPF; the definition of Schedule 1 and Schedule 2 developments set out within the EIA Regulations; and developments that do not fall into the above but have notable implications due to location or scale.

[h] It is noted that for the adjacent Charles Street application (Cumulative Project 2; 143741/FO/2025) only demolition has been applied for at this stage. It is understood that consultation has launched for the redevelopment of the site for PBSA, however as this was launched after the 8 week final cumulative search, and no application has been submitted. Therefore, for the purpose of the in-combination assessments, demolition / a cleared site is assumed.

[i] It is noted that there are some technical appendices in **Volume 2** which provide assessment of all relevant receptors, however only receptors scoped in for assessment in **Technical Chapter 6 – 15** were considered when identifying common receptors with the Cumulative Projects. This is because these were the receptors identified as having the potential to experience a likely significant effect.

- Duration and reversibility of effect.

15.22 The evaluation is largely qualitative in nature. Through a combination of the evaluation and mitigation presented in the ES, conclusions have been drawn as to the likelihood for significant in-combination environmental effects.

Table 15.1: List of Cumulative Projects for In-Combination Assessment

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
1	143024/FO/2025	Sister Plot C Former Umist Campus Altrincham Street Manchester M1 7JA	Phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/or Sui Generis drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; Phase B: erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works.	80m east	Yes	Pending determination
2	143741/FO/2025	Charles Street Multi Storey Car Park (Plot H Sister)	Demolition of existing multi-storey car park and associated commercial units (retail and sui generis bar uses) to prepare site for future development.	10m north	Yes	Pending determination

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
		Charles Street Manchester M1 7AR				
3	138808/FO/2023	Charles Street Car Park At Junction Of Charles Street And York Street Manchester	Erection of 15-storeys plus plant level building to provide purpose-built student accommodation (PBSA - Sui Generis) along with site preparation works, works over the public highway and other associated works.	157m west	Yes	Approved
4	136874/FO/2023	Echo Street Manchester M1 3QJ	Erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works	158m east	Yes	Under construction
5	125712/FO/2019	Former London Road Fire Station London Road Manchester M1 2PH	Refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant and associated works	250m north-east	No	Under construction

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
6	137401/FO/2023	Upper Brook Street Masterplan Land Between Upper Brook Street, Kincardine Road And Grosvenor Street Manchester	Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works	300m south	Yes	Approved
7	143253/FO/2025	Boulton House 17 - 21 Chorlton Street Manchester M1 3HY	Refurbishment and reuse of Boulton House (including new build extensions up to 6 storeys to Bloom Street and 1 storey to Major Street) to provide 261 serviced apartments and associated amenity space (Class C1) plus flexible ground floor commercial uses (Use Class E and/or Sui Generis (p) and (q) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking).	375m north	No	Pending determination
8	127486/FO/2020	Baring Street Manchester M1 2PY	Construction of a 7,11,14 storey building with roof top plant area and basement, comprising office use (Use Class B1) with external terraces above ground floor commercial units (Use Classes A1 and A3); new public realm and	435m east	No	Pending determination

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
			landscaping, cycle parking; external plant, access, servicing and work to the highway (Baring Street) and other associated works			
9	137263/FO/2023	Land At Baring Street Adjacent To The River Medlock Manchester M1 2PY	Erection of 9 storey office development with mezzanine and plant level (Class E) with ground and basement floor retail, cafe and / or restaurant and / or gym (Use Class E) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway and associated works.	475m east	Yes	Under construction
10	142888/FO/2025	Cambridge Halls Of Residence Cavendish Street Manchester	Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works.	500m south-west	Yes	Pending determination
11	124972/FO/2019	Mayfield Park Land Bounded By Mayfield Depot Building, Hoyle Street, Mancunian Way (A635),	Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9 storey office development above basement with mezzanine and plant level (Class B1) with ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) uses, rooftop amenity spaces and terrace levels, associated	255m east	Yes	Part operational / part under-construction

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
		Baring Street, Buxton Street & Berry Street (inclusive) & McDonald Hotel Along With Associated Roads & Junctions Manchester M1 2AD	public realm and riverside walkway; erection of 11 storey Multi-Storey Car Park to provide 581 car parking spaces with associated landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); works to Baring Street, stopping up of Bond Street and Nether Street (alongside associated Traffic Regulation Orders to manage unrestricted parking to Buxton Street, Berry Street and Travis Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east			
12	125248/FO/2019	Mayfield, Phase 1 Land Adjacent To Mancunian Way (former Mayfield Goods Yard) Baring Street Office 2 Manchester M1 2AD	Erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1 (Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works.	500m east	Yes	Under construction

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
13	141788/FO/2024	Mayfield Phase 1B Hoyle Street Manchester	Phased development comprising (a) site remediation and reprofiling; and (b) erection of two residential plots of development comprising 879 no. new homes (Use Class C3) contained within four buildings ranging from 7 storeys to 23 storeys in height (Plot J) and 9 to 28 storeys in height (Plot K), with upper and lower ground floor commercial spaces comprising restaurant and / or retail units (Use Class E(a) and/or E(b) and / or Local Community Uses (Class F2) and Gym (Use Class E(d) (within single unit of Plot K only) together with highways works, associated public realm and other associated works for each relevant phase.	580m east	Yes	Pending determination
14	137399/FO/2023	Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road	Erection of a 6 to 9-storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23-storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings	615m south-east	Yes	Approved
15	139986/FO/2024	Sparkle Street Manchester M1 2NJ	Demolition of existing part vacant buildings and erection of a part 10 storey,part 27, part 28 storey residential development comprising 359 homes (Use Class C3) with supporting amenity spaces, and associated highways works, landscaping, plant areas, and other associated works	590m north-east	Yes	Pending determination

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
16	142535/FO/2025	Stocktons 140 Great Ancoats Street Manchester M4 6DU	Demolition of existing buildings and erection of 2no. new buildings providing up to 758 apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and soft landscaping (including works within the public highway), formation of vehicle accesses and servicing access together with associated works.	870m north-east	Yes	Pending determination
17	141786/FO/2024	Plot 9B First Street Manchester	Erection of part 12, part 33 storey purpose-built student accommodation (PBSA) building (Sui Generis), alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of land east of River Street as a construction compound (Plot 9B).	640m west	Yes	Under construction
18	138831/FO/2023	Plot 11 Block C First Street South Manchester M15 6JE	Erection of a ground plus 28-storey building plus plant level, comprising purpose-built student accommodation (PBSA -Sui Generis) and other associated works including public realm, secure cycle parking and servicing arrangements.	685m west	Yes	Pending determination
19	135419/FO/2022	One Medlock Street Manchester M15 5FJ	Demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.	790m west	Yes	Under construction

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
20	121099/FO/2018	Portugal Street East Land At Portugal Street East Manchester M1 2WX	Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23 storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures.	700m east / north-east	Yes	Under construction
21	139715/FO/2024	Viadux Phase 2 Land Bounded By Albion Street, Great Bridgewater Street And Trafford Street Manchester M60 2AT	Full Planning Permission for the phased construction of 2 buildings to include: a tall mixed-use building to include residential (Use Class C3) and hotel with associated bars and restaurant (Use Class C1) (Plot 2a), a second tall building with residential accommodation (Use Class C3) with flexible commercial units (Use Class E) (Plot 2b), landscaping and public realm, servicing, drainage and access arrangements, highways alterations, and other associated works.	710m north-west	Yes	Pending determination
22	141773/FO/2024	2-4 Whitworth Street	Demolition of buildings at 2 and 4 Whitworth Street West and the construction of a residential building (Class C3) with associated servicing arrangements, landscaping, and associated works.	850m west	Yes	Pending determination

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
		West Manchester M1 5WY				
23	132199/FO/2021	Plot F Plot F Great Jackson Street Manchester M15 4AX	Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.	950m west	Yes	Under construction
24	129273/FO/2021	Plot G 34 Great Jackson Street Manchester M15 4NG	Demolition of existing structures and the construction of two residential buildings of 56 storeys (plus basement and roof plant) (use class C3), with ground floor commercial uses (use class E), car parking, cycle provision, landscaping, access and other associated works	950m west	Yes	Approved
25	137227/FO/2023	Plot D, Great Jackson Street Plot D Great Jackson Street Manchester M15 4NP	Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys comprising 642 homes (Use Class C3) with food and drink uses (Use Class E) and / or drinking establishment (Sui Generis); and one office building (Use Class E); with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.	1km west	Yes	Pending determination
26	137226/FO/2023	Part Of Plot C And Plot E	Full planning permission for the demolition of existing structures and the phased construction of four residential	1km west	Yes	Pending determination

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
		Great Jackson Street Manchester M15 4NP	buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.			
27	143769/FO/2025	Faraday Tower The University Of Manchester Sackville Street Manchester	Demolition of Faraday Tower to ground floor slab level and works to remediate/make safe the retained structure (including the erection of a perimeter hoarding) to prepare site for future development.	12m south	Yes	Pending determination
28	143943/FO/2025	All Saints Campus Oxford Road Manchester M15 6BH	Partial demolition, temporary weatherproofing and associated works to library building.	420m south-east	Yes	Pending determination

Assessment of Effect Interactions

15.23 **Table 15.2** and **15.3** detail those receptor categories where residual effects were identified within **Technical Chapters 6 – 14** for the construction and operational stages of the Proposed Development, respectively. **Technical Chapters 6 – 14** have each identified specific sensitive receptors within their assessments, and these have been grouped into common categories in **Table 15.2** and **15.3** for further consideration.

15.24 Where effects are reported as significant in **Technical Chapters 6 – 14**, these are shown in **Table 15.2** and **15.3** as **bold** and shaded grey. Where topic chapters are not included, this is because no effects above negligible were identified.

Demolition and Construction Stage

Table 15.2: Matrix of Effect Interactions (Demolition and Construction Stage)

Effect	Population and Human Health	Climate	Cultural Heritage
Chapter 6: Socio-economics and Human Health			
Employment generated during construction	Minor beneficial		
Chapter 7: Built Heritage			
Impact on the heritage significance (character and appearance) of conservation areas			Minor adverse
Impact on the heritage significance of listed buildings, as a result of change within their setting			Minor adverse
Chapter 10: Daylight and Sunlight[j]			
Change in daylight amenity	Minor adverse		
Change in sunlight amenity	Minor adverse[k]		
Chapter 11: Solar Glare[l]			

[j] **Chapter 10: Daylight and Sunlight** did not model and report on the effects of the demolition / construction stage as the completion of the Proposed Development at operation was considered to represent the worst-case effect assessment scenario. To ensure a worst-case effect interactions assessment, the operational stage effects are used as a worst case construction stage effect in **Table 15.2**.

[k] At Granby House, Orient House and Salisbury House only. Negligible effects were concluded at Montana House and Princess House.

[l] **Chapter 11: Solar Glare** did not model and report on the effects of the demolition / construction stage as the completion of the Proposed Development at operation was considered to represent the worst-case effect assessment scenario. To ensure a worst-case effect interactions assessment, the operational stage effects are used as a worst case construction stage effect in **Table 15.2**.

Effect	Population and Human Health	Climate	Cultural Heritage
Solar glare	Minor adverse[m]		
Chapter 12: Climate Change			
Greenhouse gas emissions		Minor adverse	
Chapter 13: Air Quality			
TBC			
Chapter 14: Noise and Vibration			
TBC			
Potential Effect Interaction:	**YES**	**NO**	**NO**

[m] At Brook St (Northbound) junction with Sackville St; Railway line from Oxford Rd station to Piccadilly station (Eastbound); and Railway line from Piccadilly station to Oxford Rd station (Westbound) only.

15.25 No effects above negligible were reported for **Chapter 9: Wind Microclimate** during the construction stage. No construction stage effects were scoped in for assessment in **Chapter 8: Townscape and Visual.** Therefore effects relating to these topics are excluded from **Table 15.2**.

15.26 As shown in **Table 15.2**, there were residual effects reported to the population and human health; climate; and cultural heritage receptor groups during the construction stage. There are no effect interactions reported for the climate and cultural heritage receptor group as there is only one effect reported in these groups or the effects are to different receptors. Therefore, only potential effect interactions to the population and human health receptor group have been considered further.

15.27 The following residual effects were reported in the population and human health group during the construction stage:

- Employment generated during construction;
- Change in daylight amenity;
- Change in sunlight amenity; and
- Solar glare.

15.28 All effects reported during the construction stage are adverse, with the exception of employment generation which is beneficial.

15.29 Given the urban context of the Site, the concentration of receptors within a small geographical area, the environmental effects considered within **Technical Chapters 6 – 14**, and the breadth of receptors within the population and human health receptor category, the potential for effect interactions is not uncommon or unexpected.

15.30 The adverse effects from reduced daylight and sunlight amenity and solar glare are the operational stage effects when the full massing is in place, and therefore a worst case proxy used for the construction stage. In reality, the effects will evolve and not reach these worst case effects until the massing is fully in place. Therefore, there is only likely to be a short term period within the overall construction period where these effects could interact with other construction stage effects.

15.31 The beneficial effect of employment generated during construction is considered on a wider scale (Manchester and Greater Manchester) than the other effects which are more relevant to receptors in close proximity to the Site. Therefore, this is unlikely to interact with the more local scale effects and there is no perceived effect interaction with respect to these effects and the adverse ones identified.

15.32 Overall, there is not likely to be an effect interaction during the construction stage.

Operational Stage

Table 15.3: Matrix of Effect Interactions (Operation Stage)

Effect	Population and Human Health	Climate	Cultural Heritage	Landscape
Chapter 6: Socio-economics and Human Health				
Provision of PBSA	**Major beneficial**			
Chapter 7: Built Heritage				
Impact on the heritage significance (character and appearance) of conservation areas			Minor adverse	
Chapter 8: Townscape and Visual				
Changes to local townscape character				Moderate beneficial
Changes to visual amenity	**Moderate beneficial**			
Chapter 10: Daylight and Sunlight				
Change in daylight amenity	Minor adverse			
Change in sunlight amenity	Minor adverse[n]			
Chapter 11: Solar Glare				
Solar glare	Minor adverse[o]			

[n] At Granby House, Orient House and Salisbury House only. Negligible effects were concluded at Montana House and Princess House.
[o] At Brook St (Northbound) junction with Sackville St; the railway line from Oxford Rd station to Piccadilly station (Eastbound); and the railway line from Piccadilly station to Oxford Rd station (Westbound) only.

Effect	Population and Human Health	Climate	Cultural Heritage	Landscape
Chapter 12: Climate Change				
Greenhouse gas emissions		Minor adverse		
Potential Effect Interaction:	**YES**	**NO**	**NO**	**NO**

15.33 No effects above negligible were reported for **Chapter 9: Wind Microclimate**. No operational stage effects were scoped in for assessment in **Chapter 13: Air Quality** and **Chapter 14 Noise and Vibration.**

15.34 As shown on **Table 15.3**, there were residual effects reported to the landscape; cultural heritage; population and human health; and climate receptor groups during the operational stage. There are no effect interactions reported for the landscape, cultural heritage, and climate receptor groups as there is only one effect reported in these groups or the effects are to different receptors. Therefore, only potential effect interactions to the population and human health receptor group have been considered further.

15.35 The following residual effects were reported in the population and human health group during the operational stage:

- Provision of PBSA;
- Changes to visual amenity;
- Change in daylight amenity;
- Change in sunlight amenity; and
- Solar glare.

15.36 The provision of PBSA was considered a beneficial effect, as was changes to visual amenity (only for users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and open space along the southern Site boundary)). The changes in daylight and sunlight amenity and solar glare were considered to be adverse.

15.37 As noted for the construction stage above, given the urban context of the Site, the concentration of receptors within a small geographical area, the environmental effects considered, and the and the breadth of receptors within the population and human health receptor category, the potential for effect interactions is not uncommon or unexpected.

15.38 The provision of PBSA is considered in the context of students requiring accommodation. Given the nature of this receptor, there will not be an interaction with the other population and human health effects, which are to existing receptors surrounding the Site.

15.39 For the remaining effects, the following specific common receptors that will experience an effect of minor and above have been identified:

- Sackville Street (pedestrians/users of roads) – beneficial change in visual amenity interacting with an adverse increase in solar glare (at Brook Street (northbound) junction with Sackville Street only). This is unlikely to experience a significant effect interaction as the solar glare effect is not significant in isolation, and an

increased solar glare interacting with the change in view would only be fleeting as drivers pass the Brook Street junction; and

- Granby House, Orient House, and Salisbury House – adverse reduction in daylight and sunlight. This is unlikely to be a significant interaction as the daylight and sunlight effects have each been modelled in **Chapter 10: Daylight and Sunlight** and have not been reported as significant. The most adverse individual effect is likely to drive the perceived effect interaction.

15.40 Overall, no significant effect interactions are anticipated during operation.

Assessment of In-Combination Effects

15.41 Cumulative Projects identified for the assessment of in-combination effects are detailed in **Table 15.1** and shown on **Figure 15.1**. The assessment of in-combination effects is set out below on a topic-by-topic basis.

Socio-Economics and Human Health

Construction Stage

15.42 The construction stage of all Cumulative Projects may overlap with the Proposed Development in terms of timescales. In-combination effects with the relevant construction stage receptor (labour force) are therefore likely, as outlined below:

- **Employment generated (high sensitivity):** All Cumulative Projects will generate employment in the construction sector. In-combination effects with the relevant construction stage receptor (labour force) are therefore likely as a result of employment generated. The combined magnitude of change is anticipated to be large. This cumulative beneficial effect is considered to be temporary, medium-term and major. This will exceed the level of effect (Minor) considered at the project level. The cumulative effect is **Significant**, exceeding the level of effect at the project level.

Operational Stage

15.43 The operational stage of all Cumulative Projects will overlap with the Proposed Development in terms of timescales. In-combination effects with the relevant operational stage receptors (students requiring accommodation) are therefore likely, as outlined below:

- **Provision of PBSA (high sensitivity):** Cumulative Projects 3, 4, 6, 10, 14, 17 and 18 will provide PBSA. In total, it is understood that Cumulative Projects will deliver a combined c. 6,769 PBSA bedspaces. In-combination effects with the relevant operational stage receptor (students requiring accommodation) are therefore likely as a result of the provision of PBSA. The combined magnitude of change is anticipated to be large. This cumulative beneficial effect is considered to be permanent, long-term and Major. This will be in line with the level of effect (Major) considered at the project level (albeit will be quantitatively higher). This effect is **Significant**, as it is at the project level.

Built Heritage

15.44 Common receptors have been identified between the Proposed Development and Cumulative Projects 1, 4, 6 and 27.

15.45 In-combination effects will occur on the Manchester South Junction and Altrincham Railway Viaduct, the Institute of Science and Technology, the Whitworth Street Conservation Area and the Renold Building during the demolition and construction stages from the Proposed Development and Cumulative Project 1. For both the Proposed Development and Cumulative Project 1, no identified effects exceed minor to moderate adverse significance and in-combination effects would not be significant. During the operational stage of the Proposed Development, only the Whitworth Street Conservation Area will experience a minor adverse effect. The effect of Cumulative Project 1 on the conservation area was identified as neutral; therefore, no in-combination effects are likely during operation. The Proposed Development will have negligible adverse effects on the Wright Robinson Hall and Barnes Wallis Building and the Morton Laboratory during the construction and operational stages. These buildings would be demolished during the demolition and construction stage of Cumulative Project 1.

15.46 Regarding Cumulative Project 4, the common receptor is Whitworth Street Conservation Area. Both the Proposed Development and Cumulative Project 4 will have a minor adverse effect on Whitworth Street Conservation Area during the construction stage. However, Cumulative Project 4 is expected to be operational during the construction stage of the Proposed Development and no adverse effect was identified for Cumulative Project 4 during the operational stage.

15.47 Only negligible effects were reported for Cumulative Project 6; therefore, no in-combination effects are likely.

15.48 For Cumulative Project 27, in-combination effects occur, with some heritage assets experiencing minor beneficial, minor adverse, or negligible effects. However, all identified effects are not significant, either individually or in-combination.

15.49 Overall, none of the effects for the projects in isolation exceed minor to moderate adverse significance and, in-combination, do not give rise to a significant environmental effect.

Townscape and Visual

15.50 For the majority of Cumulative Projects, no significant cumulative townscape or visual effects would occur due to a lack of common receptors.

15.51 Common receptors exist between those assessed in **Chapter 8: Townscape and Visual** and Cumulative Projects 1, 2, 3, and 27. The common receptors are LTCA1 – University Buildings, Living and Ancillary Uses; and users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and open space along the southern Site boundary).

15.52 There would be a direct change to the character of LTCA1 as a result of Cumulative Projects 1, 2, 3 and 27. However, due to intervening features within the townscape, there would be limited locations where the Cumulative Projects would be experienced

in combination with the Proposed Development from within this study area. Overall, the regeneration associated with the Proposed Development and Cumulative Projects is likely to be beneficial to the future character and regeneration of the area.

15.53 Cumulative Project 1 would be seen in combination by users of Charles Street when heading east towards the Site, and by pedestrians on the station approach to Piccadilly Station. Cumulative Project 1 would be seen in the backdrop of these views. Whilst there is an in-combination effect, it would not be greater than the effect considered for the Proposed Development.

15.54 At this stage, the proposals for Cumulative Projects 2 and 27 comprise the demolition to prepare the sites for future development. The visual effects of any future built development are currently unknown; however, the demolition works are likely to result in noticeable effects for receptors using the roads immediately adjacent to the Site, particularly Sackville Street and Charles Street. It is not yet known whether the level of effect would be comparable to that identified for the Proposed Development.

15.55 There is potential for Cumulative Project 3 to be experienced in combination by users of Charles Street. In these views, Cumulative Project 3 would be the more dominant element in the foreground, with the Proposed Development forming part of the backdrop and being partially obscured by intervening built form. Although there would be an in-combination effect, the Proposed Development would occupy only a small portion of the view, and the overall effect would be no greater than those already identified for this receptor.

15.56 Overall, the cumulative assessment demonstrates that significant effects arise only in a small number of cases and are associated with receptors already subject to a significant effect as a result of the Proposed Development, such that any additional change associated with the Cumulative Projects would give rise to overall significant cumulative effects.

Wind Microclimate

15.57 The majority of the Cumulative Projects have been discounted from the in-combination assessment as there is no common receptor and therefore there can be no in-combination effect.

15.58 The exceptions to this are Cumulative Projects 1, 2, 3, 6, 13, 27 and 28. An additional scenario, including Cumulative Projects 1, 2, 3, 6, 27 and 28 with identified common receptors, was tested in CFD. The common receptors were thoroughfares, entrances, waiting areas and recreational spaces within and around the Site.

15.59 This is reported in **Appendix 15.1** which considers the inclusion of Cumulative Projects 1, 2, 3, 6, 27 and 28. The results demonstrate that the effects levels are the same as reported at the project level (Baseline + Proposed Development), as reported in **Chapter 9: Wind Microclimate**, which are not significant.

Daylight and Sunlight

15.60 Cumulative Projects which are already under construction and in sufficient proximity to the Site have been included in the existing baseline and, where appropriate, the effect

of the Proposed Development upon their daylight and sunlight amenity has been assessed in **Chapter 10: Daylight and Sunlight**.

15.61 The locations, heights and massing levels of all other Cumulative Projects are, based on professional judgement, considered unlikely to create any in-combination effect with the Proposed Development in terms of daylight and sunlight as they are not big enough or, if they are, close enough to the Site to do so.

Solar Glare

15.62 The Proposed Development in isolation represents the worst-case assessment in terms of likely solar glare effects. This is because neighbouring Cumulative Projects have the potential to block sunlight reaching the façades of the Proposed Development and/or obscure the Proposed Development from the viewpoints assessed. Where Cumulative Projects are under construction and may be visible within a driver's field of view, their completed form has been included within the 3D model as massing only (assessed in **Chapter 11: Solar Glare**), reflections from these Cumulative Projects are not considered.

Climate Change

15.63 ISEP's GHG Assessment Guidance[2] recognises the cumulative contributions of all GHG emissions sources to global climate change and the climatic system as a high sensitivity receptor. For this reason, the approach to the cumulative effects assessment of GHGs differs from many other EIA topics where projects within a geographically bounded study area are considered.

15.64 For GHGs, unlike air pollution for example, there is no greater climate change effect from a local GHG emissions source than from one on the other side of the world. Indeed, all global cumulative GHG sources are relevant to the effect on climate change, which is taken into account when defining the global climatic system receptor as being of high sensitivity to further emissions.

15.65 Effects of GHG emissions from specific cumulative projects therefore in general should not be individually assessed, as there is no basis for selecting any particular (or more than one) cumulative project that has GHG emissions for assessment over any other.

15.66 Instead, the contextualisation of GHG emissions incorporates by its very nature the cumulative contributions of other GHG sources which make up that context, whether geographical (in the case of UK carbon budgets) or sector-bounded. Therefore, a form of cumulative assessment of GHG emissions / savings has already been undertaken in **Chapter 12: Climate Change**, which does not report significant effects.

Air Quality

15.67 TBC

Noise and Vibration

15.68 TBC

Summary

15.69 The assessment of cumulative effects considered effect interactions (where more than one effect is experienced by a single receptor) and in-combination effects (where effects on a receptor may combine with those of other projects in the locale).

Effect Interactions

15.70 The assessment of effect interactions, which considers multiple effects generated by the Proposed Development impacting upon the same receptor, identified that effect interactions would be experienced by the 'population and human health' factors / receptor groups for the construction and operational stages.

15.71 At the construction stage, the potential effect interactions are in relation to the adverse effect of reduced daylight and sunlight amenity and increased solar glare (albeit this is most likely when the full massing is implemented towards the end of the construction period) and the beneficial effect of employment generated (in Manchester and Greater Manchester). Overall, there is not likely to be an effect interaction during the construction stage due to the different temporal and spatial scales the effects will be experienced.

15.72 During the operational stage of the Proposed Development, there is also a possible effect interaction in relation to the adverse effects of reduced daylight and sunlight amenity and increased solar glare; and the beneficial effects from the change in visual amenity and provision of PBSA. The provision of PBSA is not likely to interact with other effects as it benefits the students requiring accommodation, which are not common receptors for the other residual effects. The common receptors assessed in the daylight, sunlight, solar glare and visual assessments were appraised, and no significant interactions are anticipated. The most adverse individual effect is likely to drive the perceived effect interaction.

In-Combination Effects

15.73 The assessment of in-combination effects considered 28 Cumulative Projects on a technical topic by topic basis (i.e. **Technical Chapters 6 – 14**).

15.74 A summary of the evaluation of in-combination effects is provided within **Table 15.4.**

15.75 Where a greater in-combination effect is identified and is considered to be Significant, this has been highlighted in grey**.**

Table 15.4: Summary of In-Combination Effects

Technical Topic	Summary of In-Combination Effects with Relevant Projects
Socio-Economics and Human Health	All Cumulative Projects will generate employment in the construction sector. This will exceed the level of effect considered at the project level and result in a significant cumulative effect. Cumulative Projects 3, 4, 6, 10, 14, 17 and 18 will provide PBSA. This will result in a cumulative effect quantitatively

Technical Topic	Summary of In-Combination Effects with Relevant Projects
	greater than at the project level (albeit the level of effect remains the same), which is significant.
Built Heritage	Cumulative Projects 1, 4, 6 and 27 have common receptors with the Proposed Development. None of the effects for the Proposed Development or Cumulative Projects in isolation exceed minor to moderate adverse significance and in-combination do not give rise to significant effects.
Townscape and Visual	Cumulative Projects 1, 2, 3, and 27 have common receptors with the Proposed Development. Significant effects arise only in a small number of cases and are associated with receptors already subject to a significant effect as a result of the Proposed Development. This means that any additional change associated with the Cumulative Projects would give rise to overall significant cumulative effects.
Wind Microclimate	Cumulative Projects 1, 2, 3, 6, 13, 27 and 28 have the potential to result in in-combination wind effects. These were modelled in CFD which demonstrated the effects would not be greater than at the project level. These effects are not significant.
Daylight and Sunlight	There are no in-combination effects as the Cumulative Projects are either not big enough or close enough to the Site to result in cumulative effects with the Proposed Development.
Solar Glare	The Proposed Development in isolation represents the worst-case assessment in terms of likely solar glare effects, as Cumulative Projects could block reflections. Effects of the Proposed Development in isolation are not significant.
Climate Change	All global cumulative GHG sources are relevant to the effect on climate change, which is taken into account when defining the global climatic system receptor as being of high sensitivity to further emissions in **Chapter 12: Climate Change**. Therefore, the cumulative effect remains as reported in **Chapter 12: Climate Change**, which is not significant.
Air Quality	TBC
Noise and Vibration	TBC

References

[1] Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government (2020). Planning Practice Guidance – Environmental

Impact Assessment. Available at: Environmental Impact Assessment - GOV.UK (www.gov.uk) [Accessed: 18/11/2025].

[2] 2022_iema_greenhouse_gas_guidance_eia.pdf

16. Summary

Introduction

16.1 The purpose of this Chapter is to provide a summary of the outcome of the assessments reported within **Technical Chapters 6 – 14** and **Chapter 15: Assessment of Cumulative Effects**, focussing on the following key objectives:

- Provide a summary of residual effects and conclude if these are significant or not; and
- Provide a summary of the assessment of cumulative effects, including how they differ from previously identified effects and again conclude if these are significant or not.

16.2 Through delivering these objectives, MCC should have sufficient information on environmental impacts to inform their decision-making process.

16.3 The residual effects defined within this Chapter rely upon the implementation of the mitigation set out within **Volume 3: Environmental Management Plan**. This is critical as the project team have developed detailed mitigation in order to avoid, resolve or off-set impacts. Without the implementation of **Volume 3: Environmental Management Plan,** the conclusions of the ES may change.

Summary of Residual and Significant Effects

16.4 A consolidated summary of the outputs of the assessment (i.e. residual effects and the judgement on significance) for both the construction and operation stages are set out within **Table 16.1** and **Table 16.2**, respectively.

16.5 Where effects were identified to be significant, this is indicated by the text being in **bold**, highlighted in grey, and is in red (adverse), green (beneficial), blue (neutral[a]) or in automatic / normal text (negligible).

16.6 Where Technical Chapters have identified individual level of effects for specific sensitive receptors for an assessed effect, each level of significance concluded has been stated in **Table 14.1** and **Table 14.2** and the greatest level of impact has been considered when considering the effects as a whole (i.e. to all receptors).

[a] Within the Townscape and Visual Assessment, 'neutral' is a term used to describe an effect that is both adverse and beneficial, in line with the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) guidance.

Table 16.1: Summary of Residual Effects and Significant Effects During Construction

Technical Chapter	Potential Effect	Receptor	Residual Effect
Chapter 6: Socio-Economics and Human Health	Employment generated during construction	Labour force	Minor beneficial
Chapter 7: Built Heritage	Impact on the heritage significance (character and appearance) of conservation areas	Whitworth Street Conservation Area	Minor adverse
	Impact on the heritage significance of listed buildings, as a result of change within their setting	Former Refuge Assurance Company Offices (Grade II* Listed Building) India House (Grade II* Listed Building) Lancaster House (Grade II* Listed Building) Asia House (Grade II* Listed Building) Orient House (Grade II Listed Building) Granby House (Grade II Listed Building)	Negligible adverse
		Manchester House (Grade II Listed Building) Manchester South Junction and Altrincham Railway Viaduct (Grade II Listed Building) Lass O' Gowrie Public House (Grade II Listed Building) Renold Building (Grade II Listed Building) Institute of Science and Technology (Grade II Listed Building)	Minor adverse
	Impact on the heritage significance of non-designated heritage assets,	Jackson Street Mills Wright Robinson Hall and Barnes Wallis Building	Negligible adverse

Technical Chapter	Potential Effect	Receptor	Residual Effect
	as a result of change within their setting	Morton Laboratory Mathematics and Social Sciences Building	
Chapter 8: Townscape and Visual	No likely significant effects scoped in for assessment during the construction stage.		
Chapter 9: Wind Microclimate	Exceedance of criteria (Lawson) for pedestrian comfort and safety	Thoroughfares & Roadways Entrances (General) Transit Stops Off-Site Amenity Spill-Out Seating Public Realm	Negligible
Chapter 10: Daylight, Sunlight, and Overshadowing	No construction stage effects scoped in for assessment. The operational stage effects summarised in **Table 16.2** are considered to represent the worst-case construction stage effects.		
Chapter 11: Solar Glare	No construction stage effects scoped in for assessment. The operational stage effects summarised in **Table 16.2** are considered to represent the worst-case construction stage effects.		
Chapter 12: Climate Change	Greenhouse gas emissions	Global climate system	Minor adverse
Chapter 13: Air Quality	TBC	TBC	TBC
Chapter 14: Noise and Vibration	TBC	TBC	TBC

Table 16.2: Summary of Residual Effects and their Significance During Operation

Technical Chapter	Potential Effect	Receptor	Residual Effect
Chapter 6: Socio-Economics and Human Health	Provision of PBSA	Students requiring accommodation	**Major beneficial**
Chapter 7: Built Heritage	Impact on the heritage significance (character and appearance) of conservation areas	Whitworth Street Conservation Area	Minor adverse
	Impact on the heritage significance of listed buildings, as a result of change within their setting	Asia House (Grade II* Listed Building) India House (Grade II* Listed Building) Lancaster House (Grade II* Listed Building) Manchester House (Grade II Listed Building) Orient House (Grade II Listed Building) Granby House (Grade II Listed Building) Former Refuge Assurance Company Offices (Grade II* Listed Building) Institute of Science and Technology (Grade II Listed Building) Lass O'Gowrie Public House (Grade II Listed Building) Manchester South Junction and Altrincham Railway Viaduct (Grade II Listed Building) Renold Building, UMIST Campus (Grade II Listed Building)	Negligible adverse

Technical Chapter	Potential Effect	Receptor	Residual Effect
	Impact on the heritage significance of non-designated heritage assets, as a result of change within their setting	Jackson Street Mills Wright Robinson Hall and Barnes Wallis Building Morton Laboratory Mathematics and Social Sciences Building	Negligible adverse
Chapter 8: Townscape and Visual	Changes to local townscape character	LTCA1 – University Buildings, Living and Ancillary Uses	**Moderate beneficial**
	Changes to visual amenity	2. Open Space users in Vimto Park	**Moderate neutral**
		6. Users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and open space along the southern Site boundary)	**Moderate beneficial**
Chapter 9: Wind Microclimate	Exceedance of criteria (Lawson) for pedestrian comfort and safety	Thoroughfares & Roadways Entrances (General) Transit Stops Off-Site Amenity Spill-Out Seating Public Realm	Negligible
Chapter 10: Daylight, Sunlight, and Overshadowing	Change in daylight amenity	Granby House Montana House Orient House Salisbury House	Minor adverse

Technical Chapter	Potential Effect	Receptor	Residual Effect
		Princess House	
	Change in sunlight amenity	Granby House	Minor adverse
		Orient House	
		Salisbury House	
		Montana House	Negligible
		Princess House	
Chapter 11: Solar Glare	Solar glare	Princess St (Northbound) junction with Charles St	Negligible
		Princess St (Southbound) junction with Whitworth St	
		Sackville St (Northbound) merging of two lanes	
		Sackville St (Southbound) junction with Whitworth St	
		Charles St (Eastbound) junction with Princess St	
		Hulme St (Eastbound) junction with Oxford Rd	
		Brook St (Northbound) junction with Sackville St	Minor adverse
		Railway line from Oxford Rd station to Piccadilly station (Eastbound)	
		Railway line from Piccadilly station to Oxford Rd station (Westbound)	
Chapter 12: Climate Change	Greenhouse gas emissions	Global climate system	Minor adverse
Chapter 13: Air Quality	No likely significant effects scoped in for assessment during the operation stage.		

Technical Chapter	Potential Effect	Receptor	Residual Effect
Chapter 14: Noise and Vibration	No likely significant effects scoped in for assessment during the operation stage.		

16.7 A summary of the technical topics is provided in the table below where:

- No significant effects were identified – denoted by ×;
- Significant adverse effects were identified – denoted by ✓;
- Significant beneficial effects were identified – denoted by ✓; and
- A mixture of significant adverse, beneficial and neutral effects were identified – denoted by ✓.

Technical topic	Significant effects during construction?	Significant effects during operation?
Chapter 6: Socio-Economics and Human Health	×	✓
Chapter 7: Built Heritage	×	×
Chapter 8: Townscape and Visual	×	✓
Chapter 9: Wind Microclimate	×	×
Chapter 10: Daylight, Sunlight, and Overshadowing	×	×
Chapter 11: Solar Glare	×	×
Chapter 12: Climate Change	×	×
Chapter 13: Air Quality	TBC	×
Chapter 14: Noise and Vibration	TBC	×

Summary of Cumulative Effects Assessment

16.8 An assessment of cumulative effects has been completed within **Chapter 15: Assessment of Cumulative Effects**. The assessment considered the two most common types of cumulative effect; effect interactions and in-combination cumulative effects. A summary of the outputs of the assessment for each type of cumulative effect is set out below.

Effect Interactions

16.9 The assessment of effect interactions, which considers multiple effects generated by the Proposed Development impacting upon the same receptor, identified that effect interactions would be experienced by the 'population and human health' factors / receptor groups for the construction and operational stages.

16.10 At the construction stage, the potential effect interactions are in relation to the adverse effect of reduced daylight and sunlight amenity and increased solar glare (albeit this is most likely when the full massing is implemented towards the end of the construction period) and the beneficial effect of employment generated (in Manchester and Greater Manchester). Overall, there is not likely to be an effect interaction during the construction stage due to the different temporal and spatial scales the effects will be experienced.

16.11 During the operational stage of the Proposed Development, there is also a possible effect interaction in relation to the adverse effects of reduced daylight and sunlight amenity and increased solar glare; and the beneficial effects from the change in visual amenity and provision of PBSA. The provision of PBSA is not likely to interact with other effects as it benefits the students requiring accommodation, which are not common receptors for the other residual effects. The common receptors assessed in the daylight, sunlight, solar glare and visual assessments were appraised, and no significant interactions are anticipated. The most adverse individual effect is likely to drive the perceived effect interaction.

In-Combination Effects

16.12 The assessment of in-combination effects considered 28 Cumulative Projects on a technical topic by topic basis (i.e. **Technical Chapters 6 – 14**).

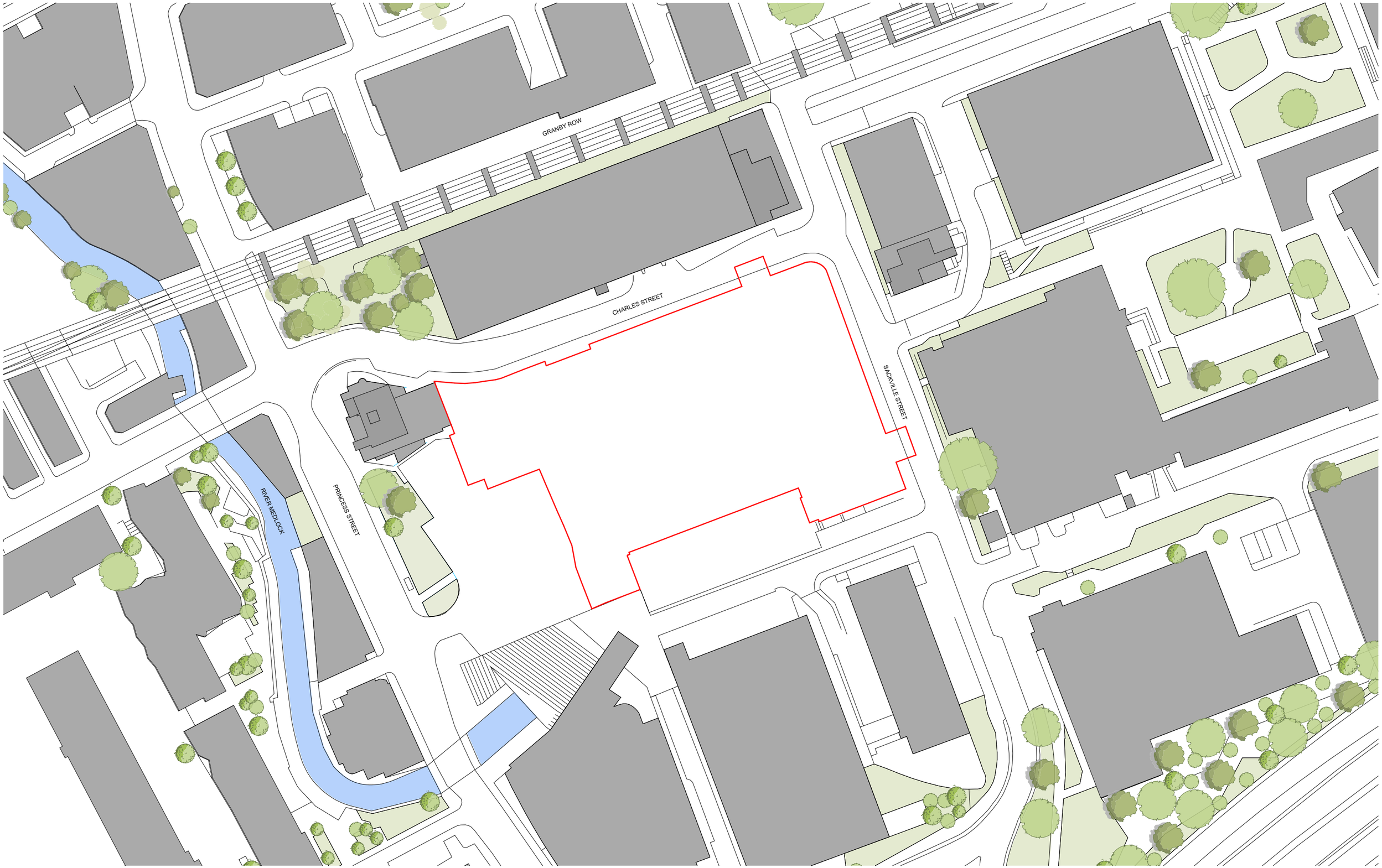
16.13 A summary of the evaluation of in-combination effects is provided within **Table 16.3.**

16.14 Where a greater in-combination effect is identified and is considered to be Significant, this has been highlighted in grey**.**

Table 16.3: Summary of In-Combination Effects

Technical Topic	Summary of In-Combination Effects with Relevant Projects
Socio-Economics and Human Health	All Cumulative Projects will generate employment in the construction sector. This will exceed the level of effect considered at the project level and result in a significant cumulative effect. Cumulative Projects 3, 4, 6, 10, 14, 17 and 18 will provide PBSA. This will result in a cumulative effect quantitatively greater than at the project level (albeit the level of effect remains the same), which is significant.
Built Heritage	Cumulative Projects 1, 4, 6 and 27 have common receptors with the Proposed Development. None of the effects for the Proposed Development or Cumulative Projects in isolation exceed minor to moderate adverse significance and in-combination do not give rise to significant effects.
Townscape and Visual	Cumulative Projects 1, 2, 3, and 27 have common receptors with the Proposed Development. Significant effects arise only in a small number of cases and are associated with receptors already subject to a significant effect as a result of the Proposed Development. This means that any additional change associated with the Cumulative Projects would give rise to overall significant cumulative effects.
Wind Microclimate	Cumulative Projects 1, 2, 3, 6, 13, 27 and 28 have the potential to result in in-combination wind effects. These were modelled in CFD which demonstrated the effects would not be greater than at the project level. These effects are not significant.

Technical Topic	Summary of In-Combination Effects with Relevant Projects
Daylight and Sunlight	There are no in-combination effects as the Cumulative Projects are either not big enough or close enough to the Site to result in cumulative effects with the Proposed Development.
Solar Glare	The Proposed Development in isolation represents the worst-case assessment in terms of likely solar glare effects, as Cumulative Projects could block reflections. Effects of the Proposed Development in isolation are not significant.
Climate Change	All global cumulative GHG sources are relevant to the effect on climate change, which is taken into account when defining the global climatic system receptor as being of high sensitivity to further emissions in **Chapter 12: Climate Change**. Therefore, the cumulative effect remains as reported in **Chapter 12: Climate Change**, which is not significant.
Air Quality	TBC
Noise and Vibration	TBC



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Key:

Planning Application Boundary

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Existing Site Location Plan

Project No
10346

Scale
1:1000 @ A3

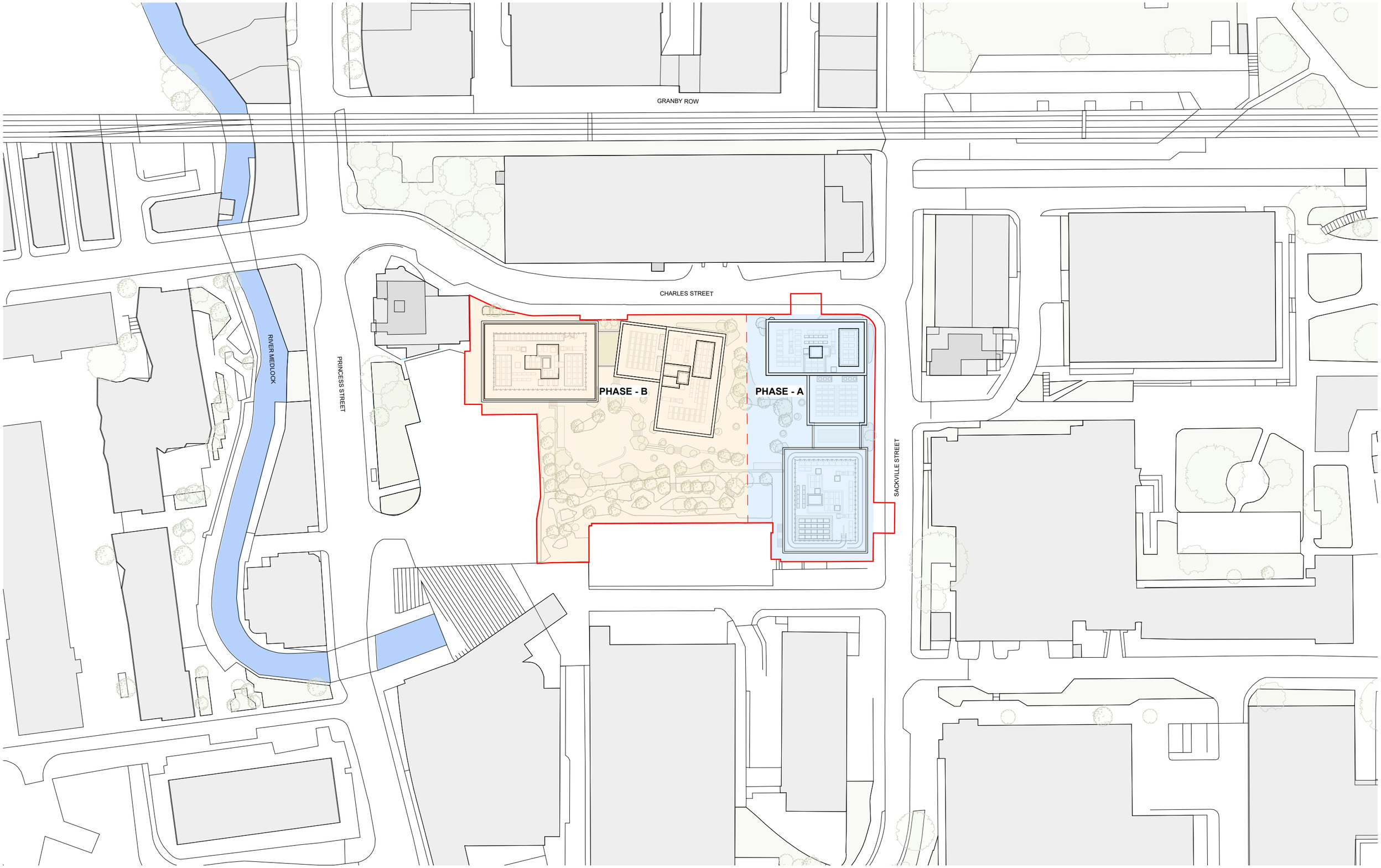
Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLASS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-XP-XX-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Key:

Planning Application Boundary

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Phasing Plan

Project No
10346

Scale
1:1000 @ A3

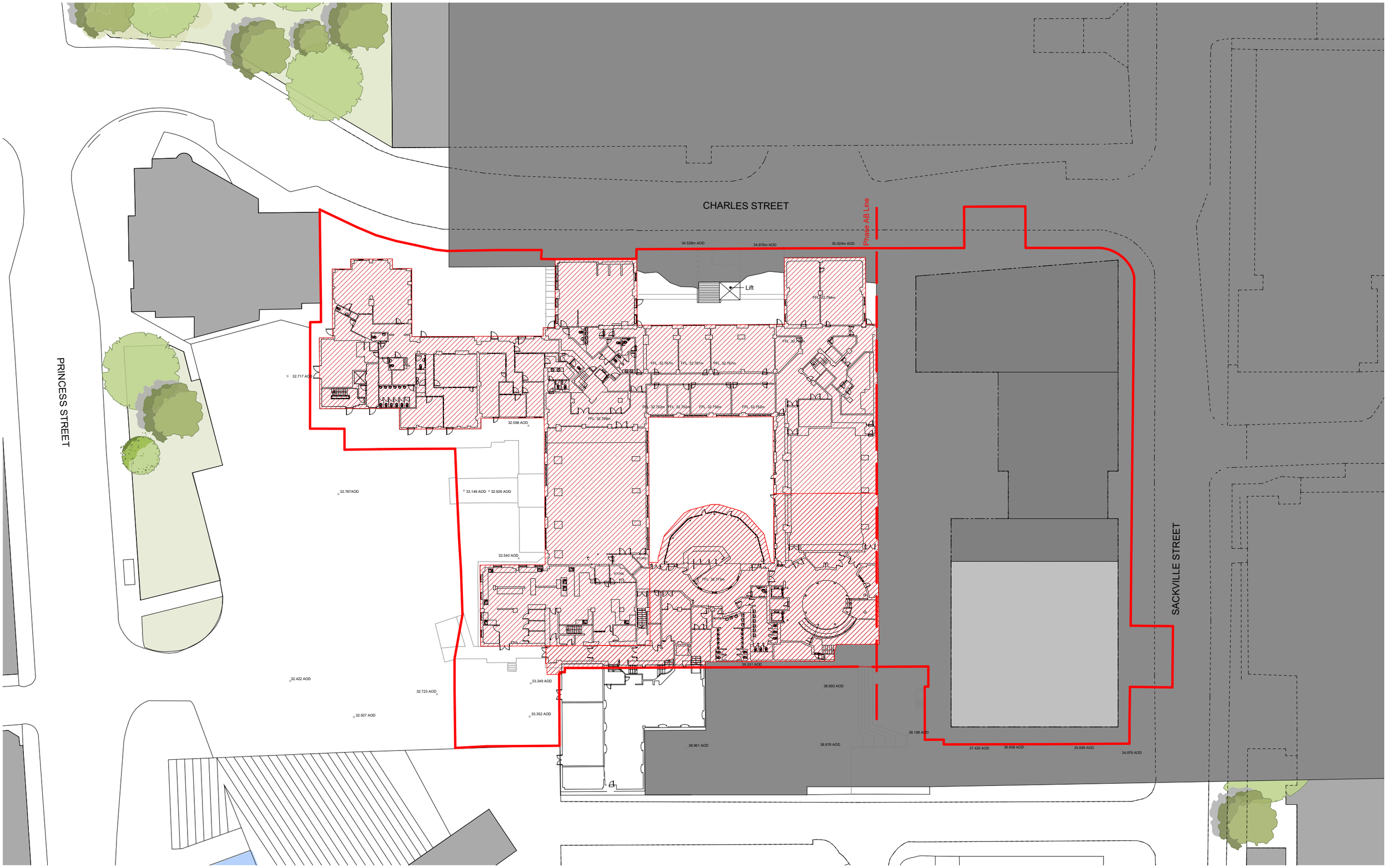
Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - MOD - LVL01 - TYPE - LOC - NRO
10346-SHA-Z0-A-B5D8-G100-PL-XX-002

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Phase B
Existing Demolition Plan
Basement Level

Project No
10346

Scale
1:500 @ A3

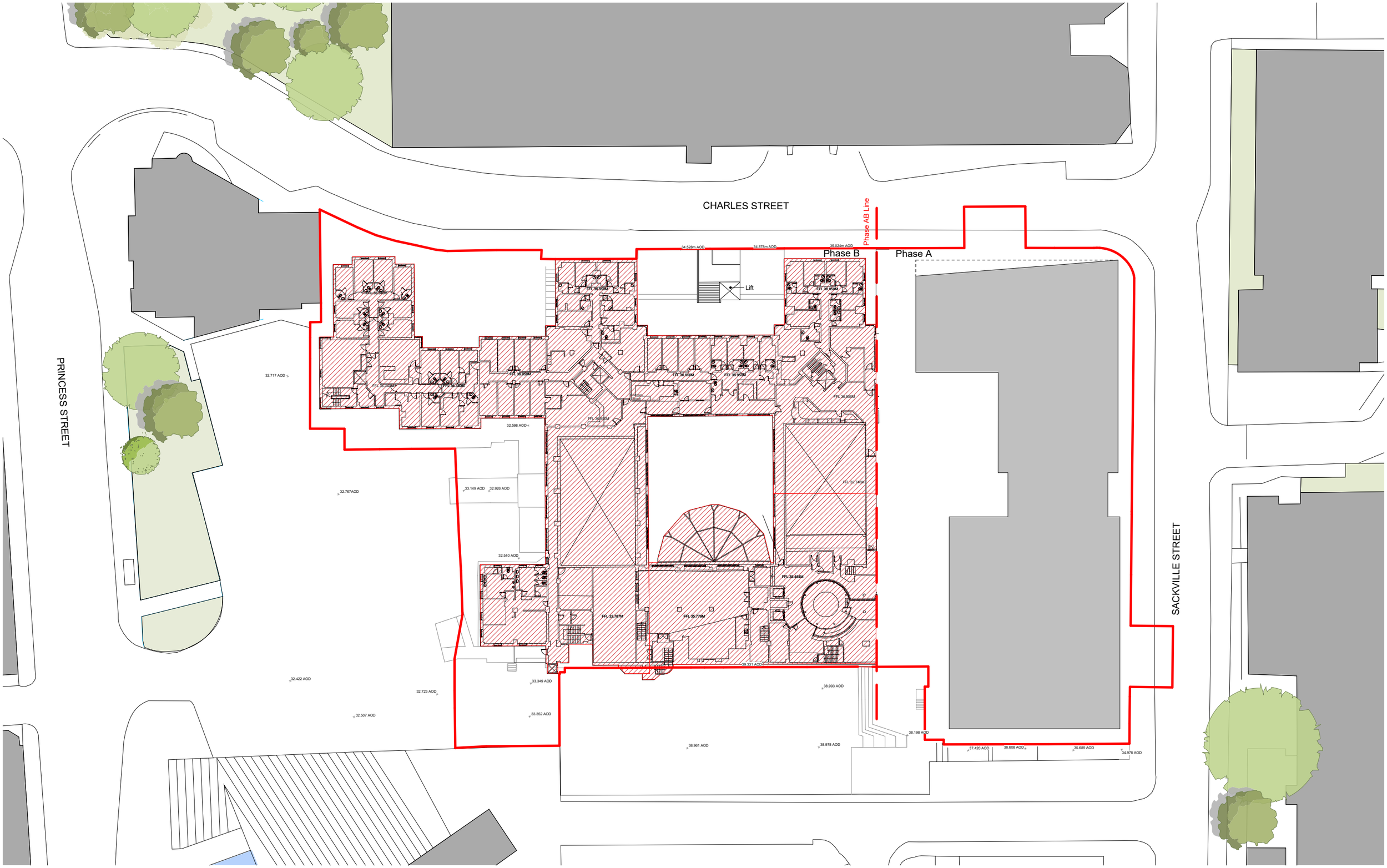
Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-ZB-A-B5D8-JC20-XP-B1-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Status
PLANNING

Drawing Title
Phase B
Existing Demolition Plan
Level 00

Project No
10346

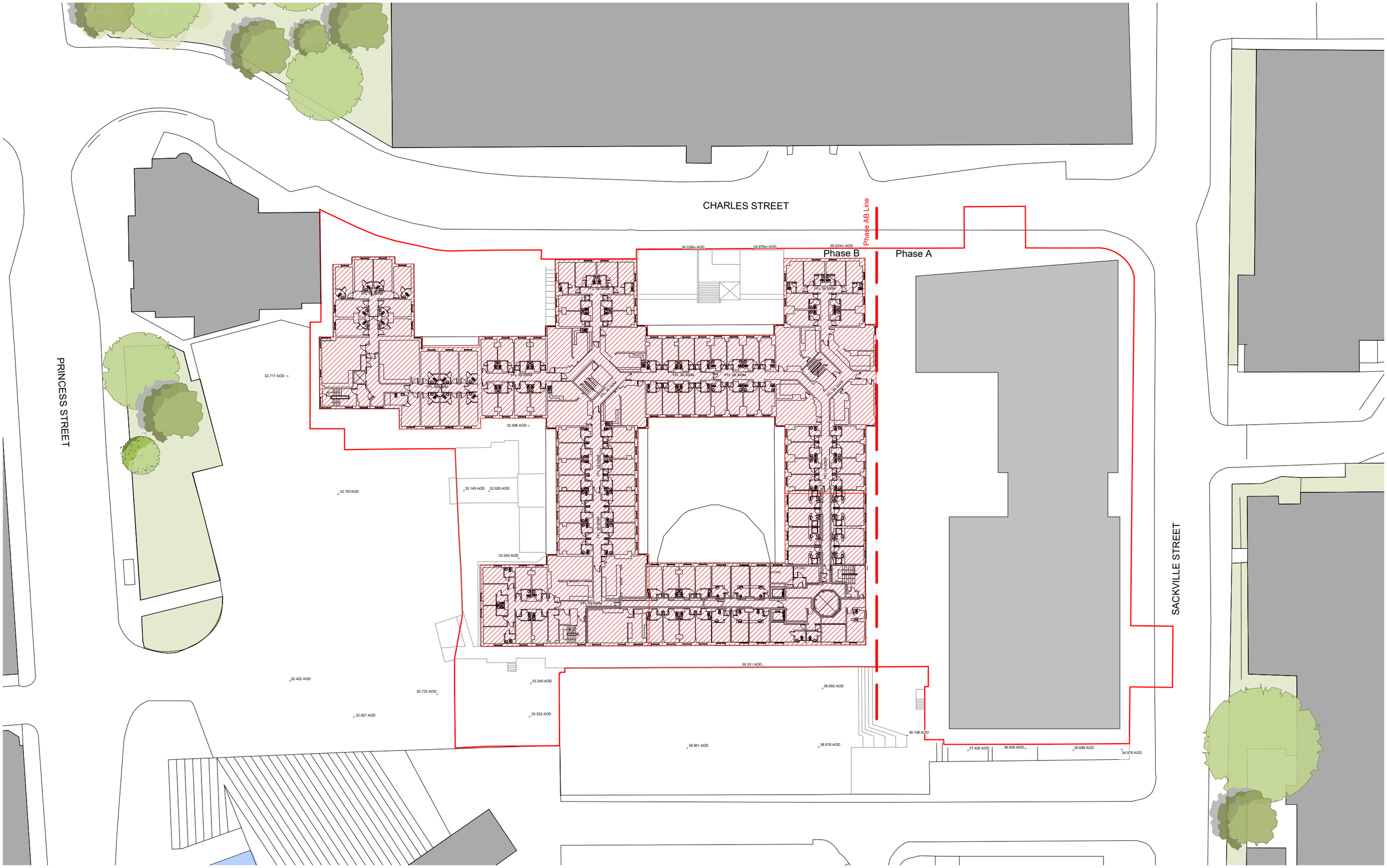
Scale
1:500 @ A3

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - UNC - DES)
10346-SHA-ZB-A-B5D8-JC20-XP-00-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Phase B
Existing Demolition Plan
Level 01

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

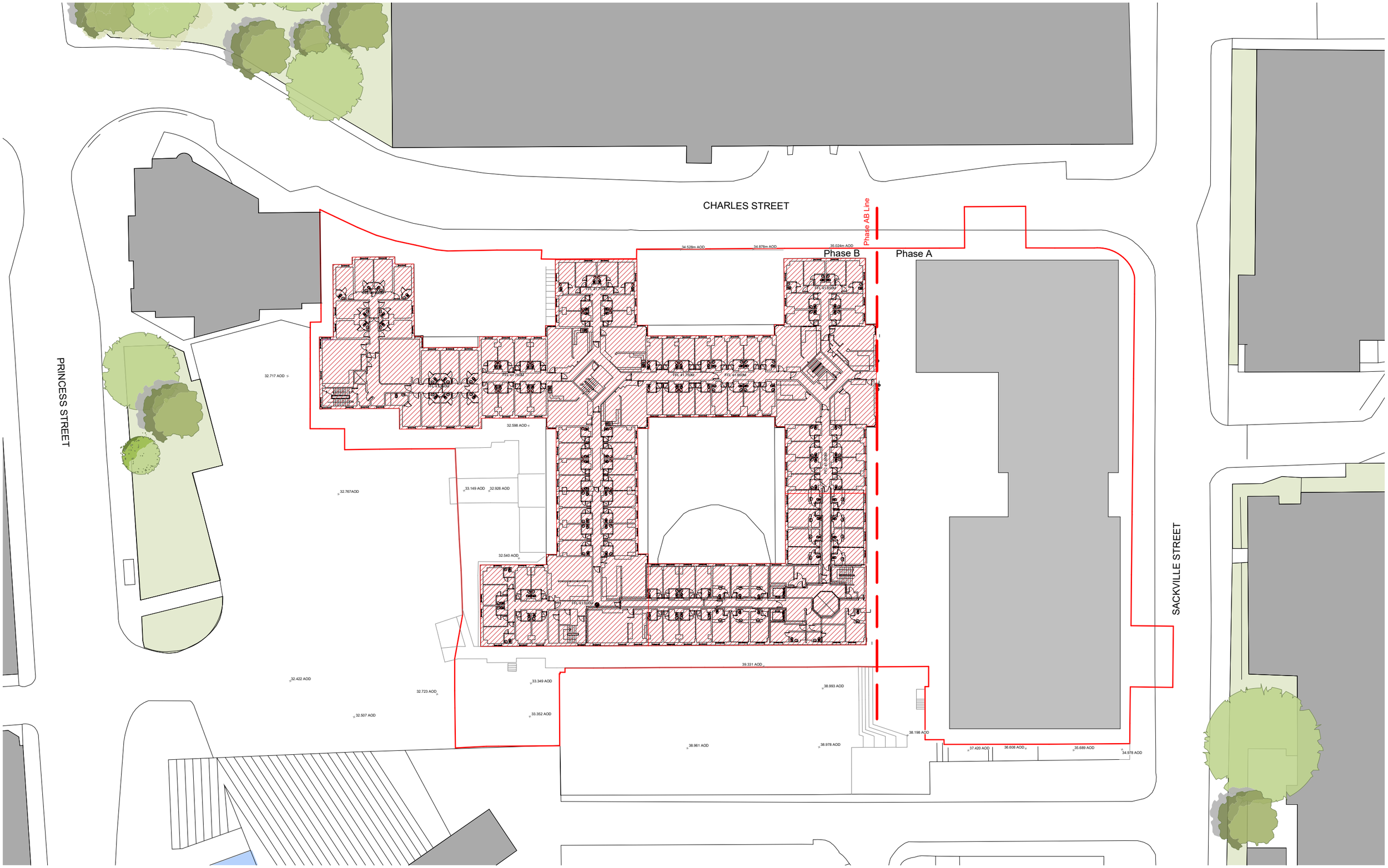
SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-ZB-A-B5D8-JC20-XP-01-001

Revision
P01

simpsonhaugh

Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Status
PLANNING

Drawing Title
Phase B
Existing Demolition Plan
Level 02

Project No
10346

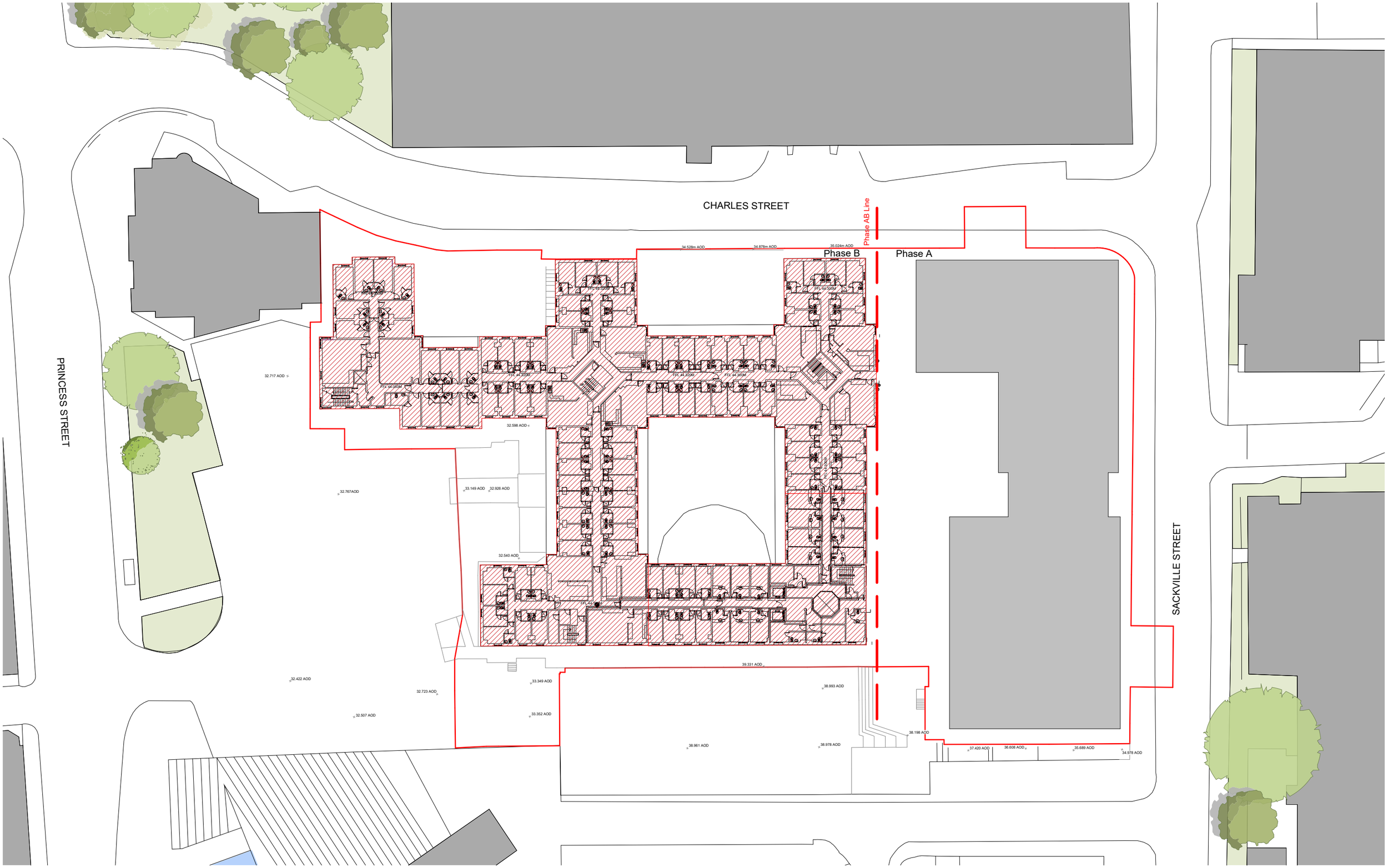
Scale
1:500 @ A3

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLASS - TYPE - LOC - SEQ)
10346-SHA-ZB-A-B5D8-JC20-XP-02-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Status
PLANNING

Drawing Title
Phase B
Existing Demolition Plan
Level 03

Project No
10346

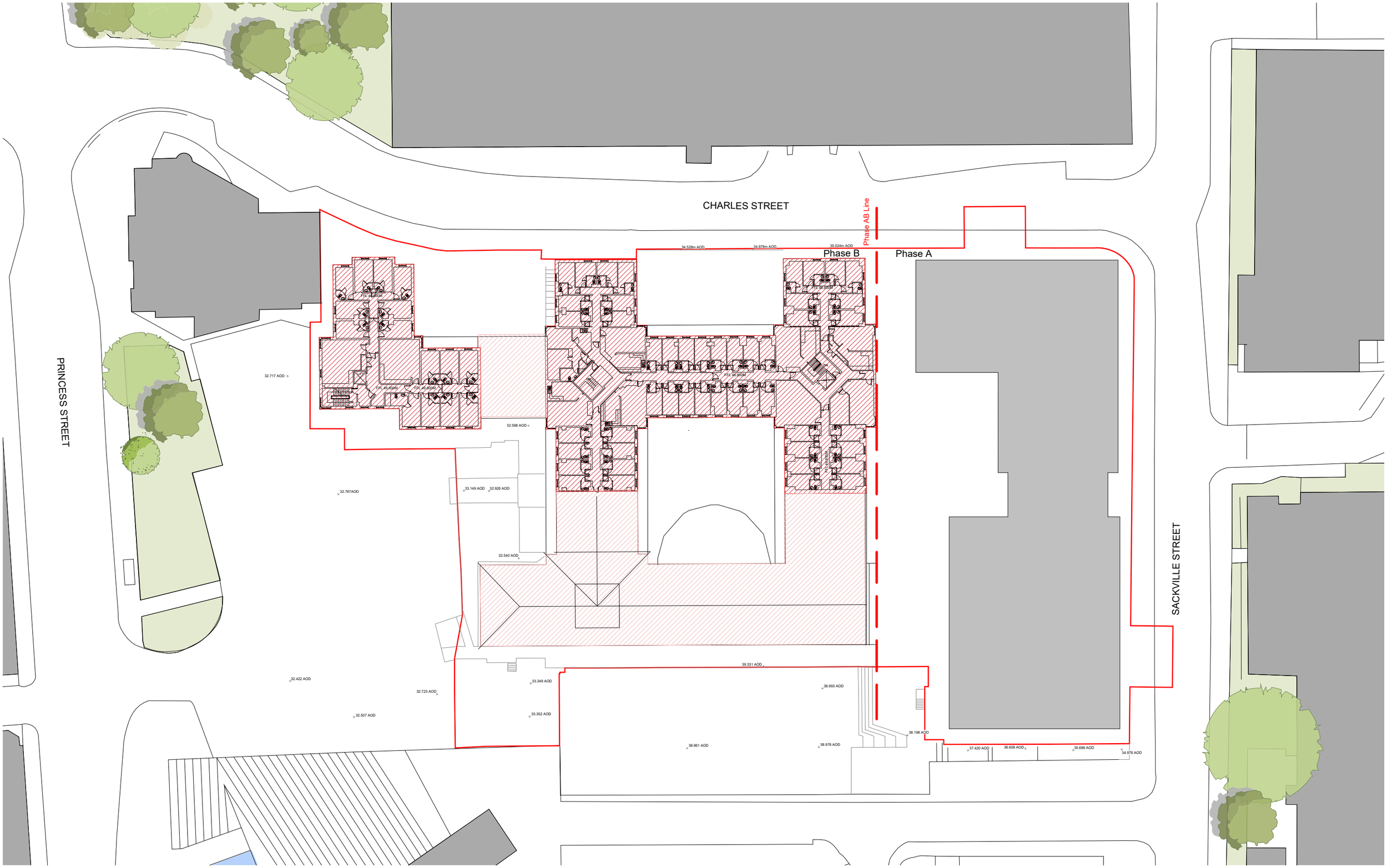
Scale
1:500 @ A3

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLASS - TYPE - LOC-SEQ)
10346-SHA-ZB-A-B5D8-JC20-XP-03-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Phase B
Existing Demolition Plan
Level 04

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

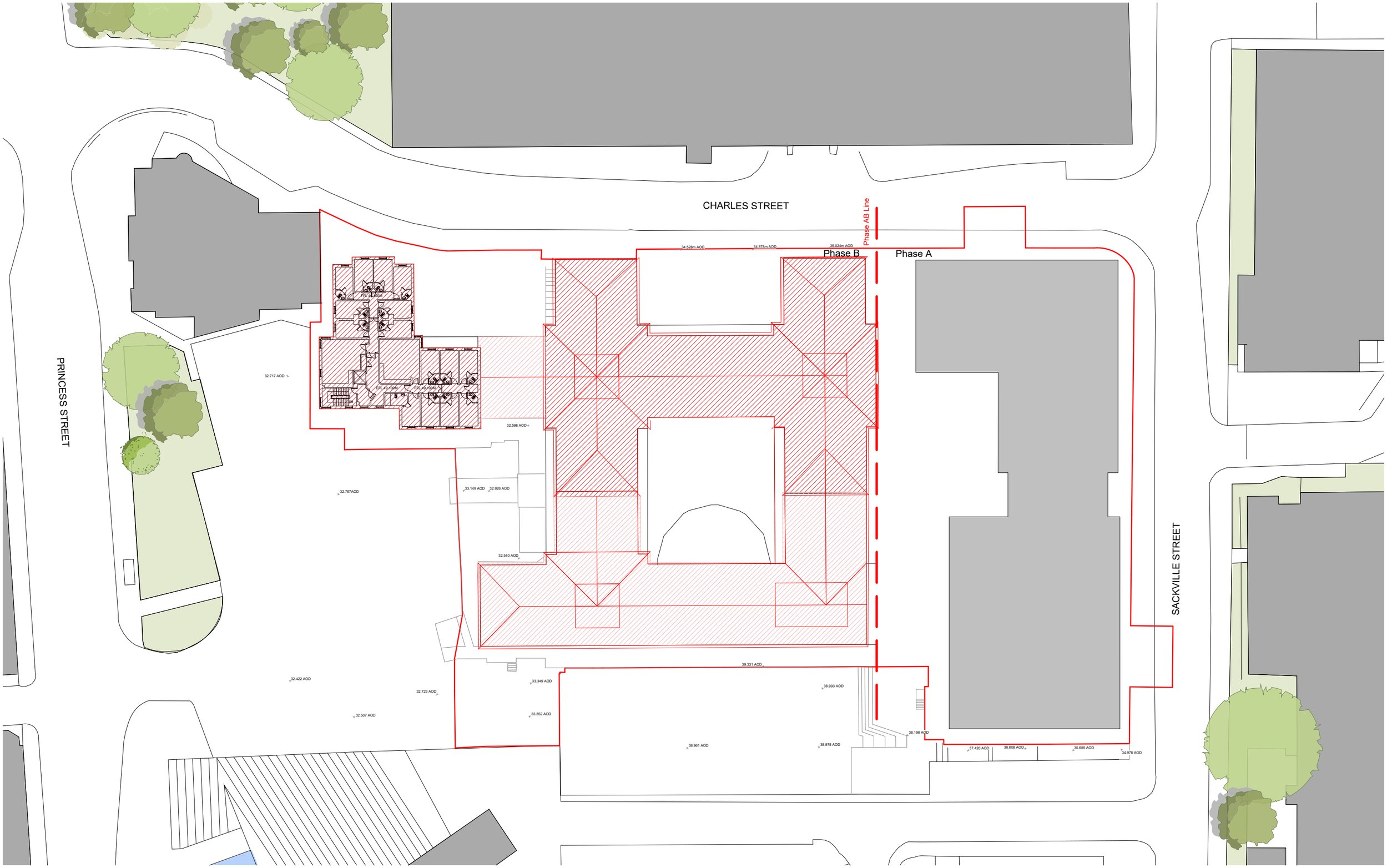
SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-ZB-A-B5D8-JC20-XP-04-001

Revision
P01

simpsonhaugh

Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:

DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Status
PLANNING

Drawing Title
Phase B
Existing Demolition Plan
Level 05

Project No
10346

Scale
1:500 @ A3

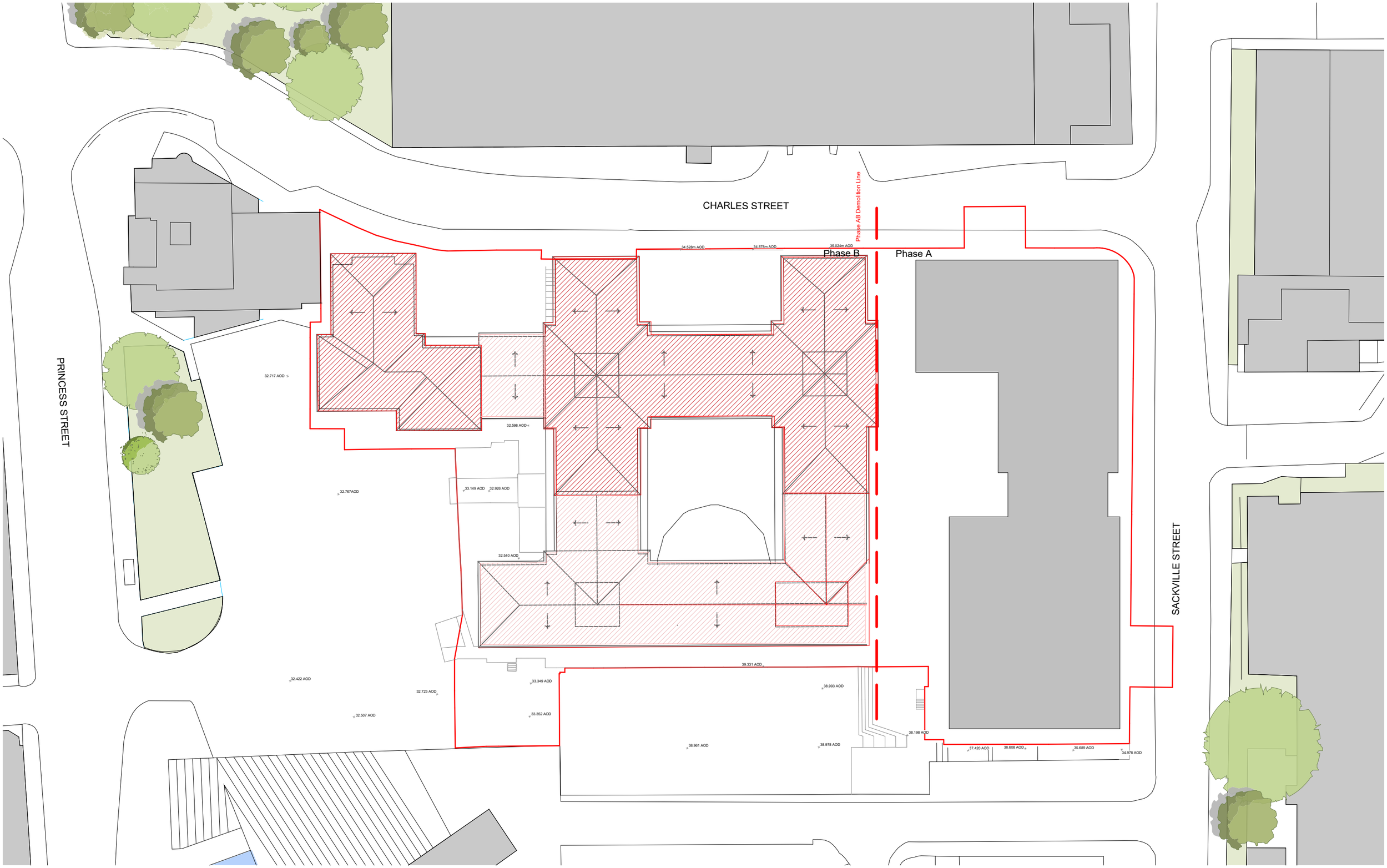
SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-ZB-A-B5D8-JC20-XP-05-001

Revision
P01

simpsonhaugh

Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:

DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Phase B
Existing Demolition Plan
Roof Level

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

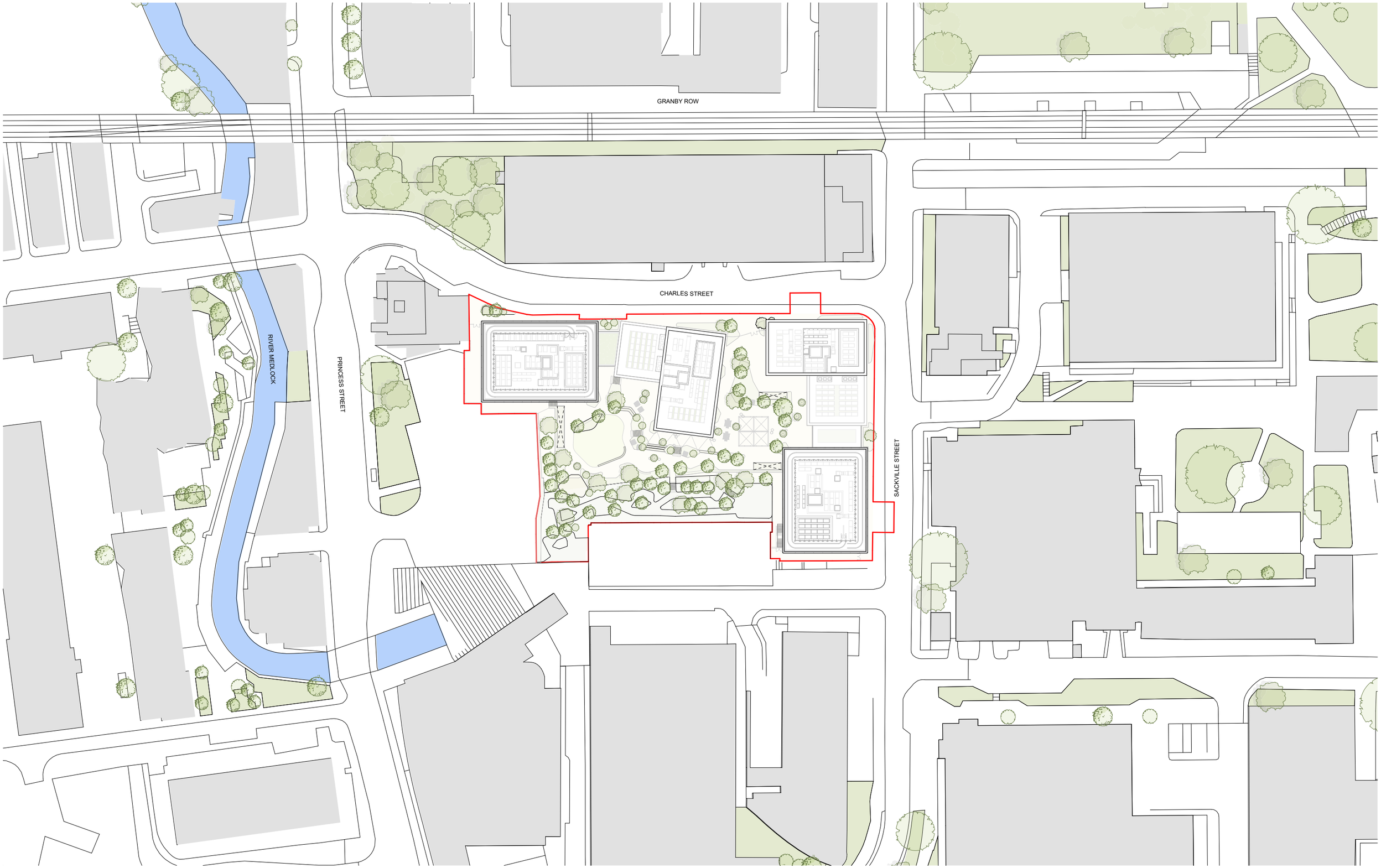
SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-ZB-A-B5D8-JC20-XP-RF-001

Revision
P01

simpsonhaugh

Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Key:

Planning Application Boundary

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Location Plan

Project No
10346

Scale
1:1000 @ A3

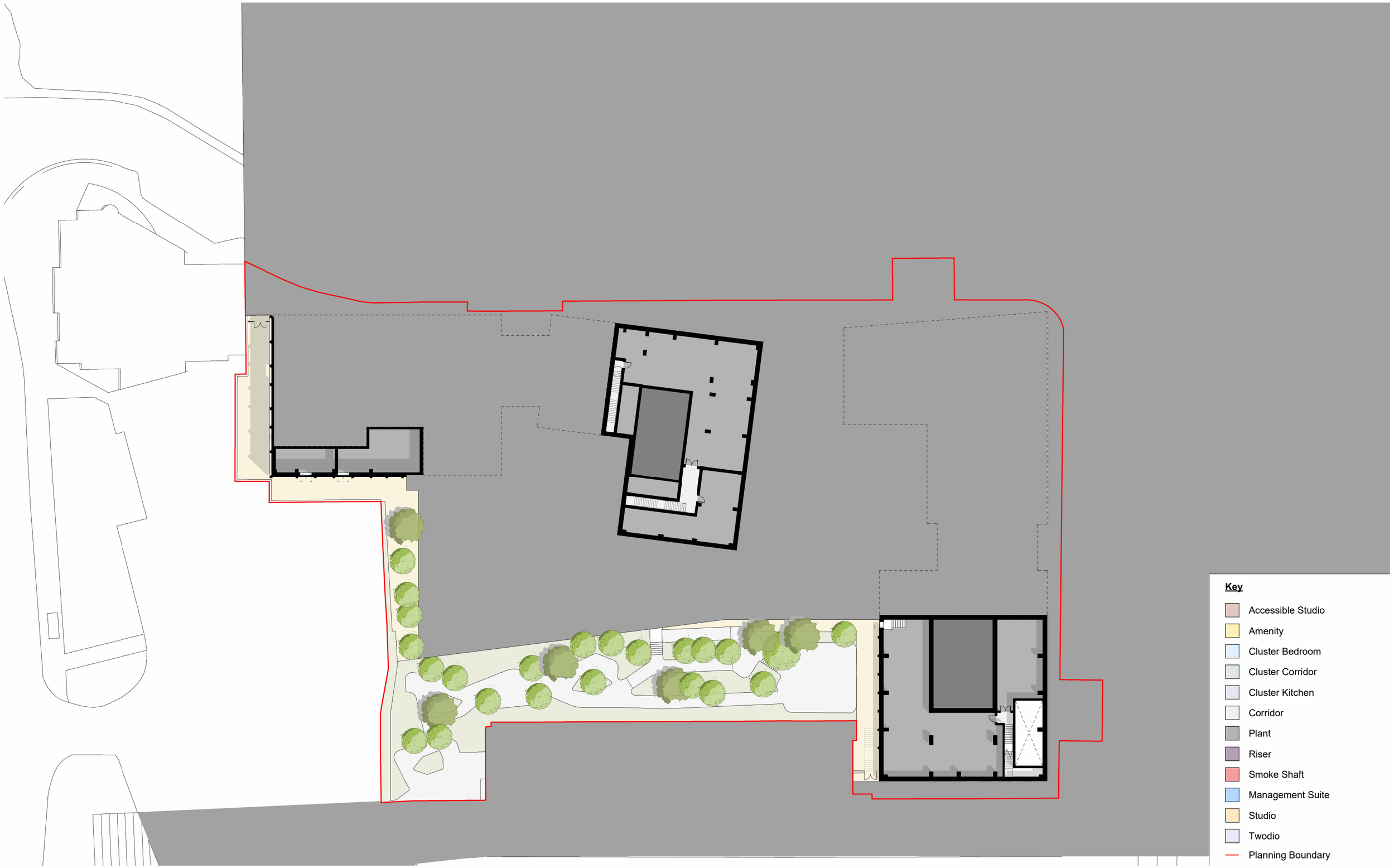
Status
PLANNING

SHP Drawing Code
10346-SHA-Z0-A-B5D8-G100-PL-XX-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Basement Level

Project No
10346

Scale
1:500 @ A3

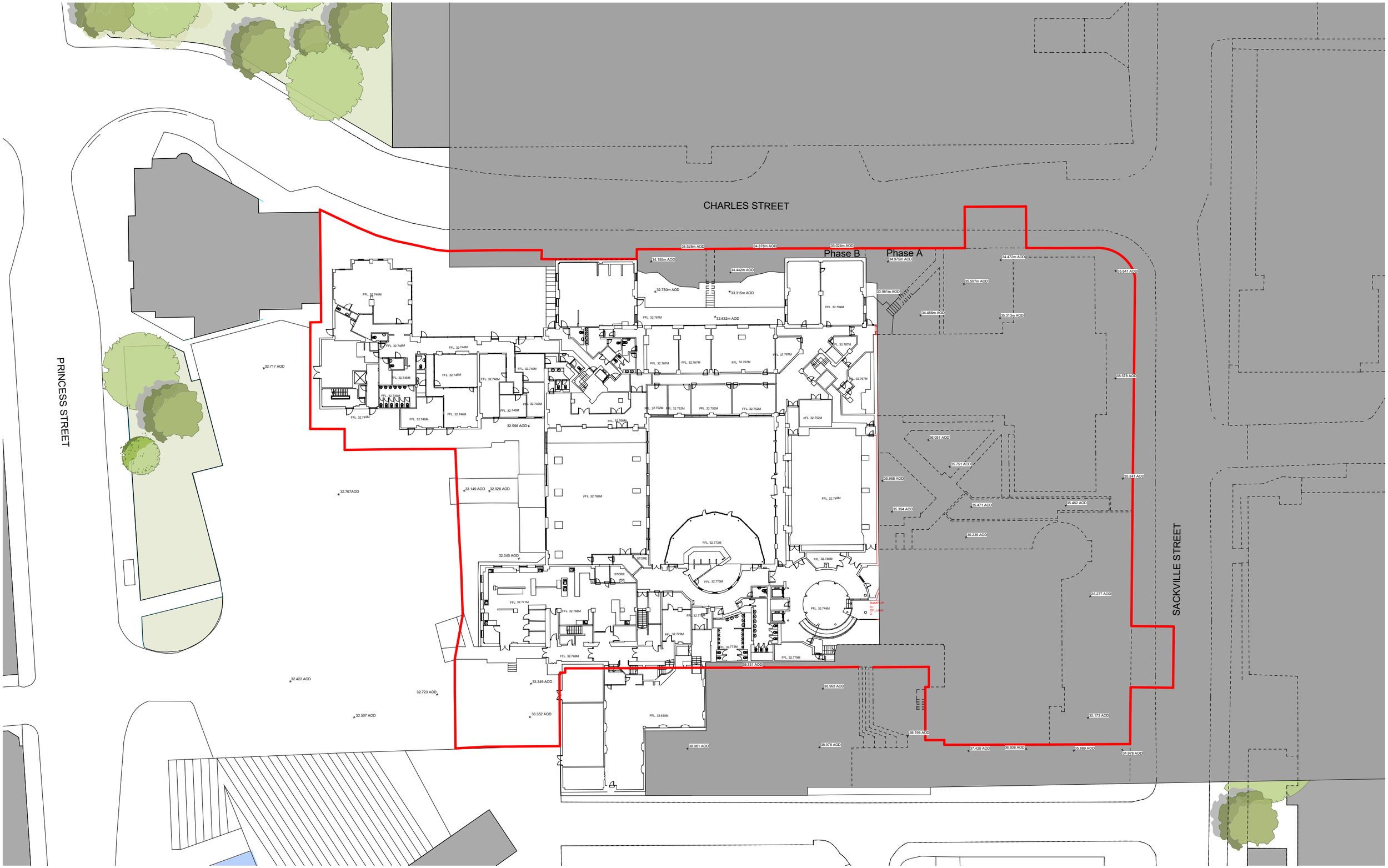
Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - RGLE - CLAS - TYPE - LOC - SEQ
10346-SHA-Z0-A-B5D8-G100-PL-B1-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Phase A
Existing Demolition Plan
Basement Level

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-ZA-A-B5D8-JC20-XP-B1-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 00

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-00-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 01

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code
10346-SHA-Z0-A-B5D8-G100-PL-01-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 02

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-02-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 03

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-03-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 04-07

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-Z0-A-B5D8-G100-PL-04-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Status
PLANNING

Drawing Title
Site Wide
Proposed Site Plan Level 08

Project No
10346

Scale
1:500 @ A3

SHP Drawing Code
10346-SHA-Z0-A-B5D8-G100-PL-08-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 09-10

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-09-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 11

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-11-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 12-16

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-12-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 17

Project No
10346

Scale
1:500 @ A3

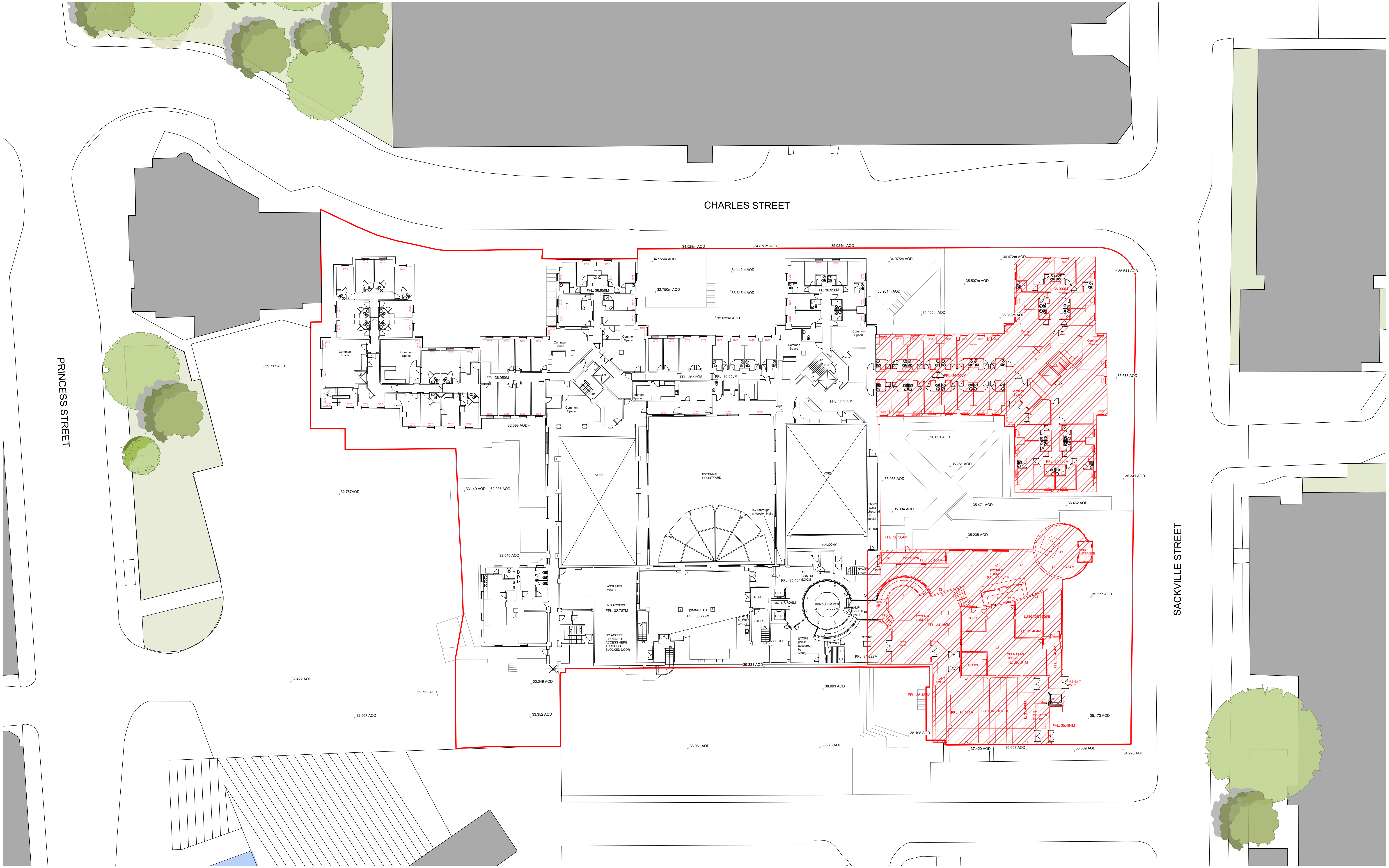
Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-17-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

Removed Floor Slabs
Removed Walls
Demolition Extents
Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Status
PLANNING

Drawing Title
Phase A
Existing Demolition Plan
Level 00

Project No: 10346
Scale: 1:500 @ A3

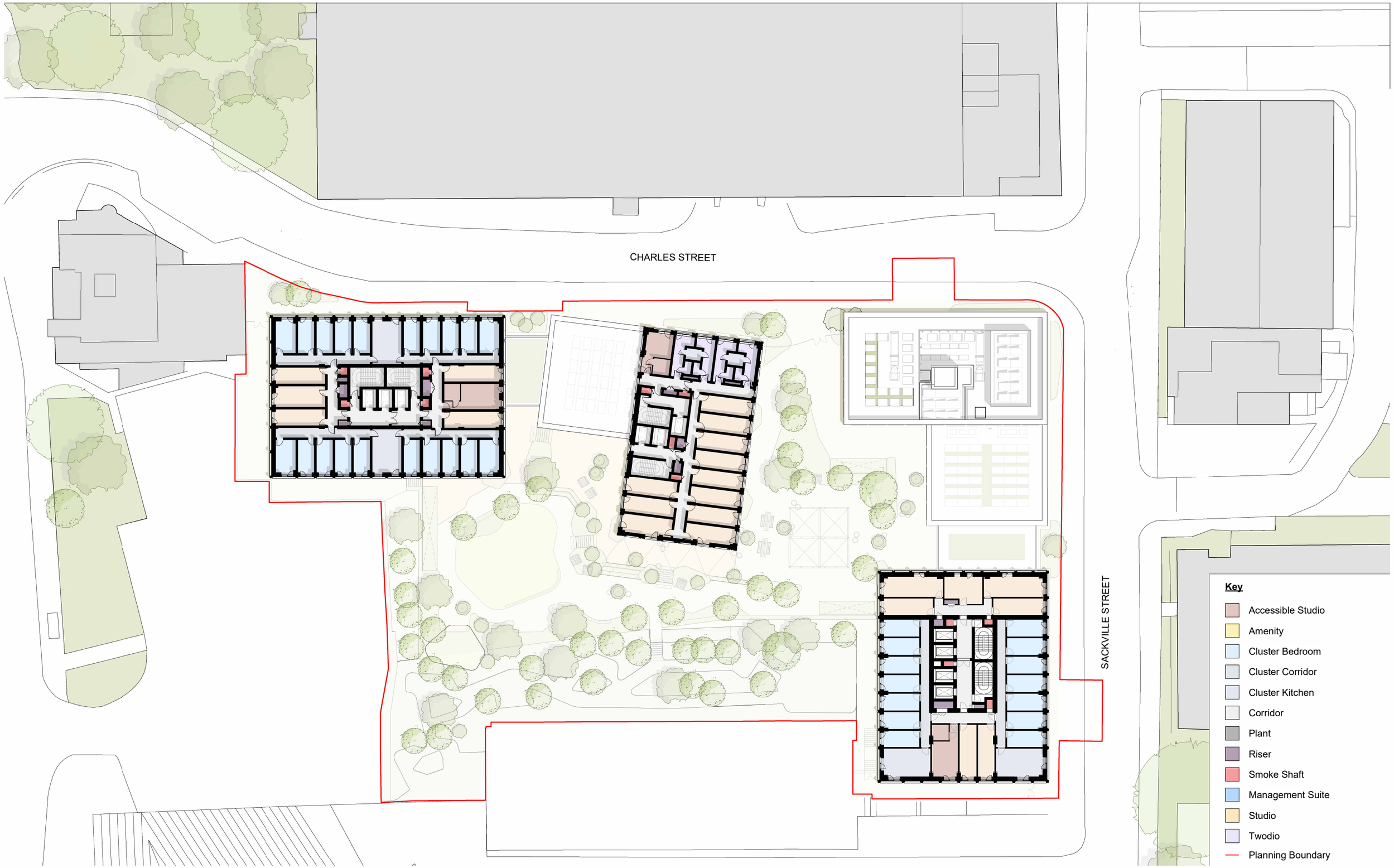
SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC -SEQ)
10346-SHA-ZA-A-B5D8-JC20-XP-00-001

Revision: P01

simpsonhaugh

Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 18-20

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-18-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 21

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-21-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 22-23

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-22-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 24

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-Z0-A-B5D8-G100-PL-24-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 25-30

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-Z0-A-B5D8-G100-PL-25-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 31

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-31-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 32

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-32-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 33

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-Z0-A-B5D8-G100-PL-33-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

CHARLES STREET

SACKVILLE STREET

Key

- Accessible Studio
- Amenity
- Cluster Bedroom
- Cluster Corridor
- Cluster Kitchen
- Corridor
- Plant
- Riser
- Smoke Shaft
- Management Suite
- Studio
- Twodio
- Planning Boundary

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide
Proposed Site Plan Level 34-49

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-34-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Status
PLANNING

Drawing Title
Site Wide
Proposed Site Plan Roof Level

Project No
10346

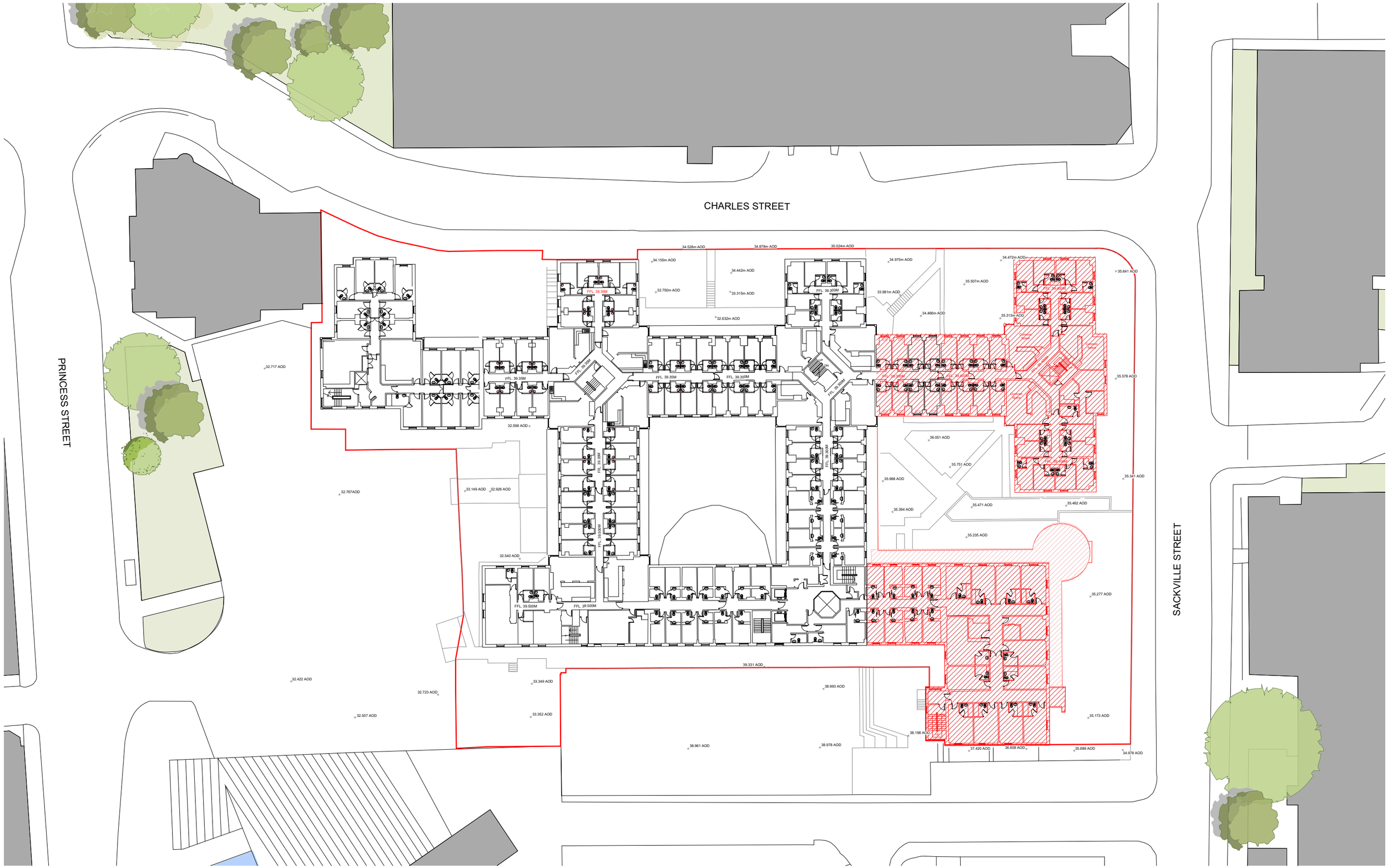
Scale
1:500 @ A3

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLASS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-PL-RF-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Status
PLANNING

Drawing Title
Phase A
Existing Demolition Plan
Level 01

Project No
10346

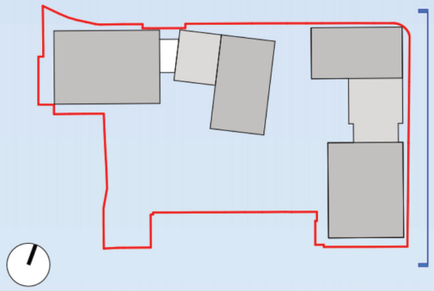
Scale
1:500 @ A3

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-ZA-A-B5D8-JC20-XP-01-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
P01	2025-12-16	Planning Submission



Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide Proposed Elevation East
Sackville Street

Project No
10346

Scale
1:750 @ A3

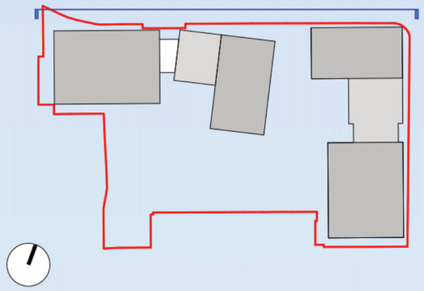
Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-Z0-A-B5D8-G100-EL-EE-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
P01	2025-12-16	Planning Submission



Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide Proposed Elevation North
Charles Street

Project No
10346

Scale
1:750 @ A3

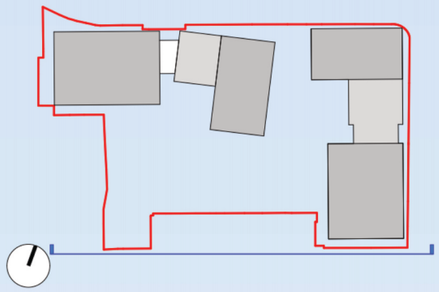
Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLASS - TYPE - LOC - SEQ
10346-SHA-Z0-A-B5D8-G100-EL-EN-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
P01	2025-12-16	Planning Submission



Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide Proposed Elevation South
Drover Lane

Project No
10346

Scale
1:750 @ A3

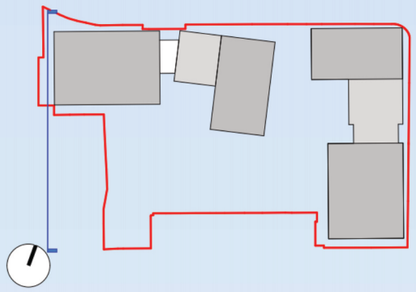
Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-Z0-A-B5D8-G100-EL-ES-001

Revision
P01

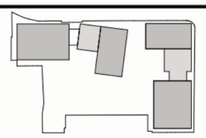
simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
P01	2025-12-16	Planning Submission



Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide Proposed Elevation West
Princess Street

Project No
10346

Scale
1:750 @ A3

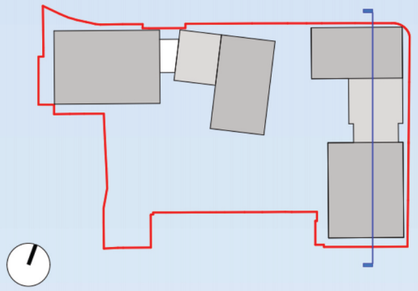
Status
PLANNING

SHP Drawing Code
10346-SHA-Z0-A-B5D8-G100-EL-EW-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
P01	2025-12-16	Planning Submission



Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide Proposed Section AA

Project No
10346

Scale
1:750 @ A3

Status
PLANNING

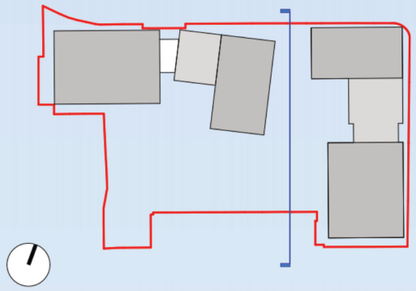
SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-SE-AA-001

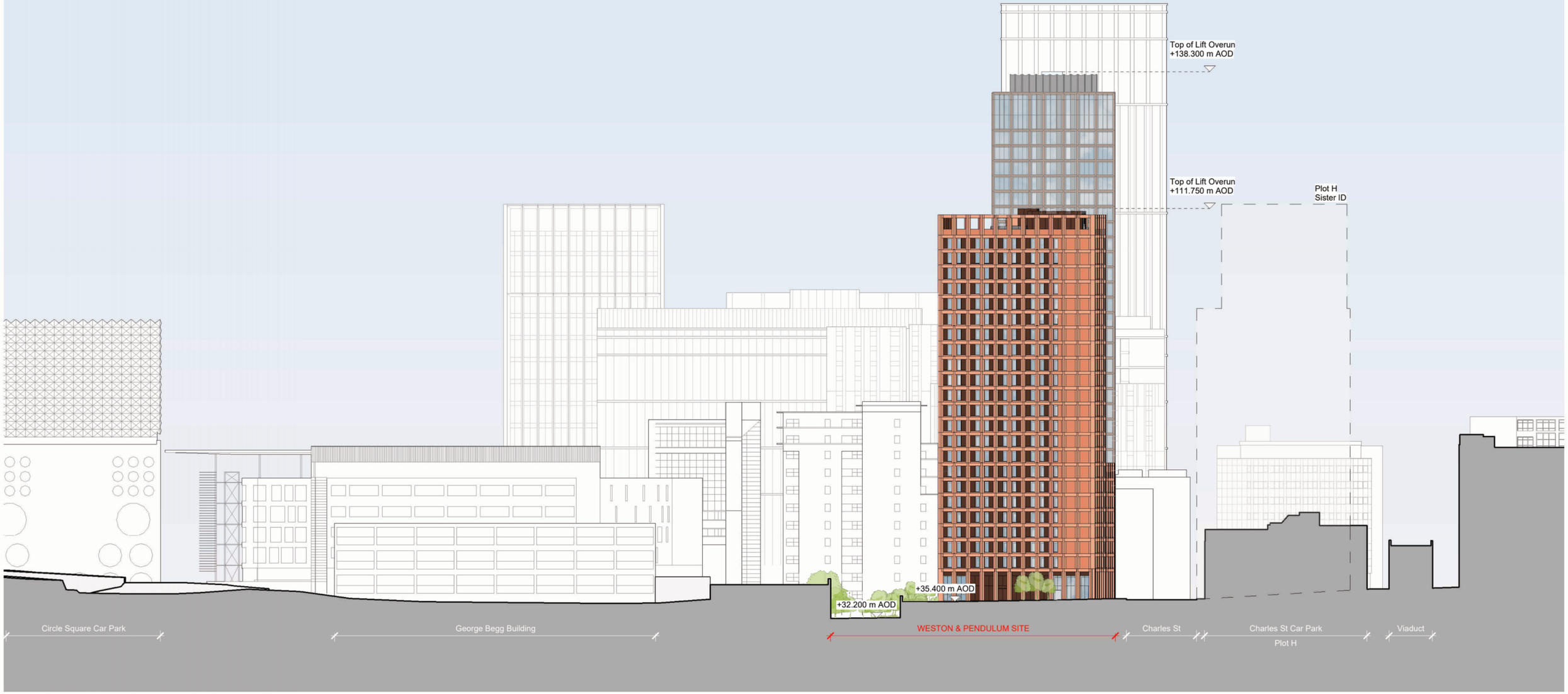
Revision
P01

simpsonhaugh

Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025





This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
P01	2025-12-16	Planning Submission



Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide Proposed Section BB

Project No
10346

Scale
1:750 @ A3

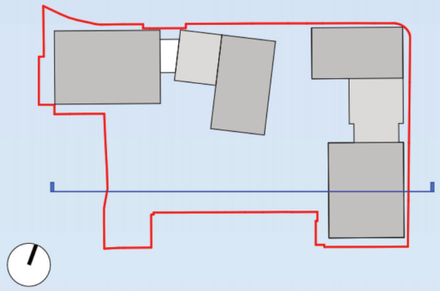
Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLASS - TYPE - LOC - SEQ
10346-SHA-Z0-A-B5D8-G100-SE-BB-001

Revision
P01

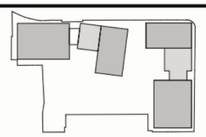
simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
P01	2025-12-16	Planning Submission



Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide Proposed Section CC

Project No
10346

Scale
1:750 @ A3

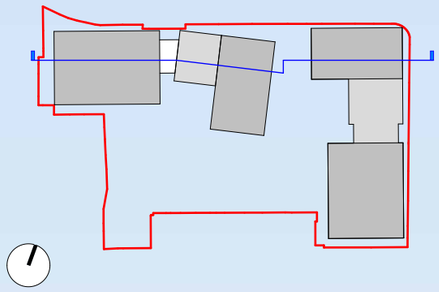
Status
PLANNING

SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-Z0-A-B5D8-G100-SE-CC-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

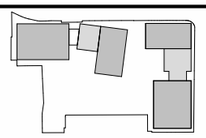
© SimpsonHaugh Architects Ltd 2025





This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
P01	2025-12-16	Planning Submission



Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide Proposed Section DD

Project No
10346

Scale
1:750 @ A3

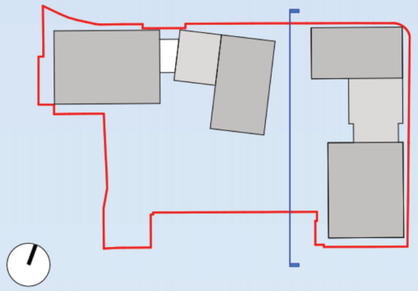
Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-SE-DD-001

Revision
P01

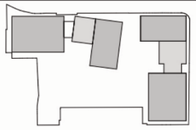
simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
P01	2025-12-16	Planning Submission



Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Site Wide Proposed Section EE

Project No
10346

Scale
1:750 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLASS - TYPE - LOC - SEQ)
10346-SHA-Z0-A-B5D8-G100-SE-EE-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:

1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Boundaries

Planning boundary

CHARLES STREET

NOTE:Charles and Sackville Street layout and materials subject to further design and coordination.

LOADING

Phase B

Phase A

Plant
+33.900 m
33.600 m AOD
+33.700 m
+34.200m
Bin Store
Plant
+34.200m AOD
+34.200 m
Plant
+32.900 m AOD
Plant
+32.900 m AOD

Amenity
+35.400 m
Bin Store
Amenity

40 no. cycle storage (double stacked)

TREE HOUSE

40 no. cycle storage (double stacked)

Entrance Lobby
+35.500 m AOD
Bin Store
Management Suite
Amenity
+35.500 m AOD

+35.300 m
+35.300 m
Plant
+35.500 m
+35.500 m
Plant
+35.300 m
Plant
+35.500 m
Bin Store
+35.500 m
+35.200 m
+35.200 m

SACKVILLE STREET

LOADING

Scale Bar (m) 0 5 10 15 20

NOTE: Drawing to be read in conjunction with drawings:
3489-PLA-XX-XX-DR-L-0002 - General arrangement Plan - Phase 1
3489-PLA-XX-XX-DR-L-0003 - General arrangement Plan - Phase 2
3489-PLA-XX-XX-DR-L-1000 - Hardworks General arrangement Plan
3489-PLA-XX-XX-DR-L-2000 - Softworks General arrangement Plan

Revision	Date	Description	Drawn	Apprvd.
P07	04/12/25	Planning	HX	AS
P06	26/11/25	For approval	HX	RM
P05	06/11/25	For review and comment	AS	RM
P04	29/10/25	For review and comment	AS	RM
P03	10/10/25	For review and comment	AS	AS

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0151 363 1230

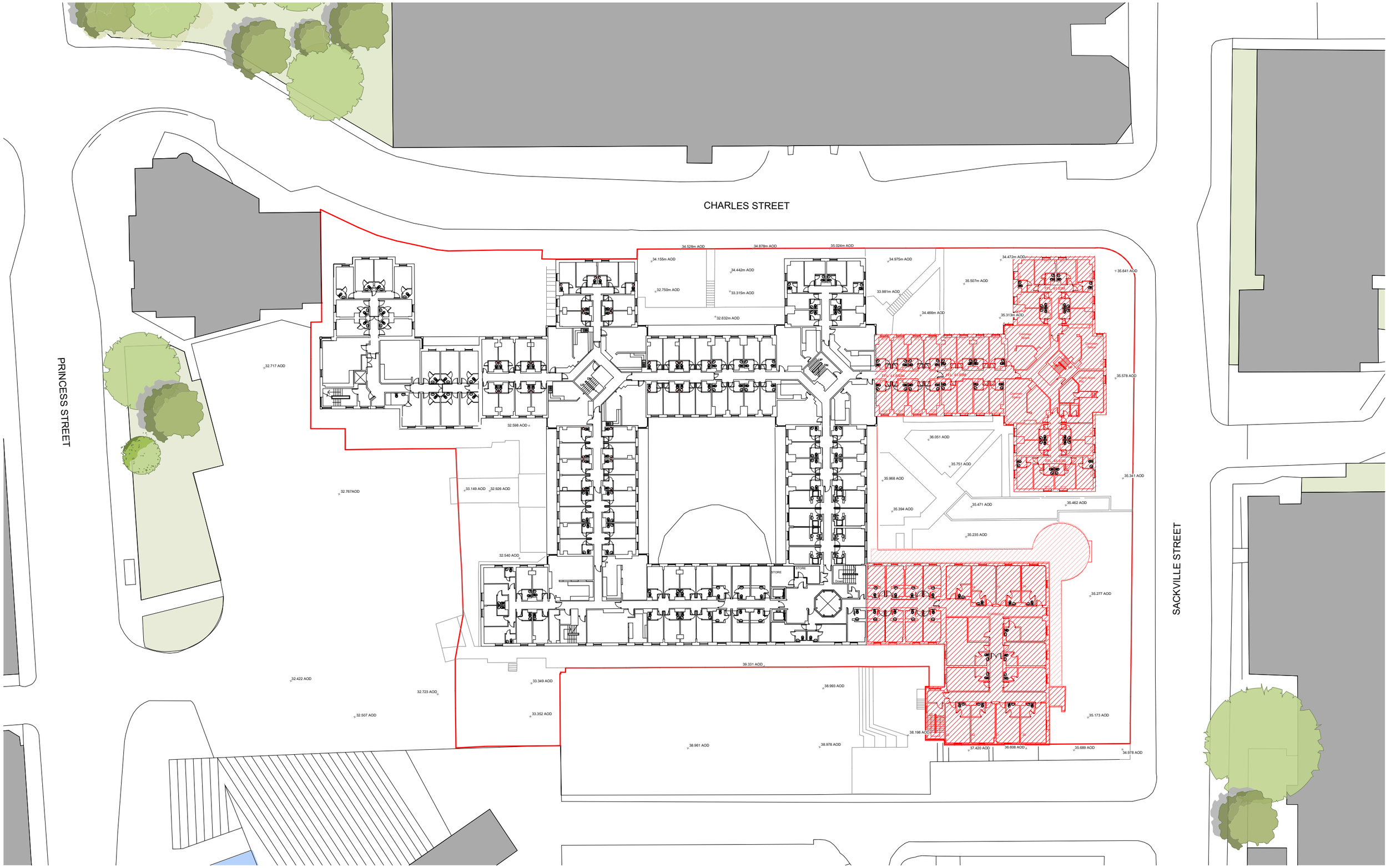
Client	IQ Student Accommodation
Project	Weston Hall & Pendulum Hotel Manchester
Drg Title	General Arrangement Plan

Created on	Created by	Approved by
21-08-25	AS	RM

Scale	Size	Workstage	Status
1:200	A1	RIBA 2	

Drg No.	Suitability	Revision
3489-PLA-XX-XX-DR-L-0001	S3	P07

© Planit I.E. Limited



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:

DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Phase A
Existing Demolition Plan
Level 02

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ)
10346-SHA-ZA-A-B5D8-JC20-XP-02-001

Revision
P01

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Boundaries

Planning boundary

CHARLES STREET

SACKVILLE STREET

LOADING

Existing fence and gate retained

Temporary landscape and lift

Temporary steps and ramp

2m access allowed around Weston Halls

Loose planters used to reinforce dwell and social space

Loose gravel

Controlled access

Phase B

Phase A

Entrance Lobby
+35.500 m AOD

Bin Store

Management Suite

Plant
+35.500 m

Plant
+35.300 m

Plant
+35.500 m

Bin Store
+35.500 m

+35.300 m

+35.300 m

+35.200 m

+35.200 m

40 no. cycle storage (double stacked)

40 no. cycle storage (double stacked)

LIFT

FFL. 32.746M

FFL. 32.767M

FFL. 32.794M

FFL. 32.752M

FFL. 32.768M

FFL. 32.773M

FFL. 32.771M

FFL. 32.779M

FFL. 33.638M

Scale Bar (m) 0 5 10 15 20

Revision	Date	Description	Drawn	Apprvd.
P07	04/12/25	Planning	HX	AS
P06	26/11/25	For Approval	HX	RM
P05	06/11/25	For review and comment	AS	RM
P04	29/10/25	For review and comment	AS	RM
P03	10/10/25	For review and comment	AS	AS
P02	30/09/25	For information	AS	AS

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0151 363 1230

Client IQ Student Accommodation

Project Weston Hall & Pendulum Hotel Manchester

Drg Title General Arrangement Plan Phase-1

Created on	Created by	Approved by
21-08-25	AS	RM

Scale	Size	Workstage	Status
1:200	A1	RIBA 2	

Drg No.	Suitability	Revision
3489-PLA-XX-XX-DR-L-0002	S3	P07

© Planit I.E. Limited

© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Boundaries

Planning boundary



Revision	Date	Description	Drawn	Apprvd.
P06	04/12/25	Planning	HX	AS
P05	26/11/25	For Approval	HX	RM
P04	06/11/25	For review and comment	AS	RM
P03	10/10/25	For review and comment	AS	AS
P02	30/09/25	For information	AS	AS

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0151 363 1230

Client IQ Student Accommodation

Project Weston Hall & Pendulum Hotel Manchester

Drg Title General Arrangement Plan Phase-2

Created on	Created by	Approved by
21-08-25	AS	RM

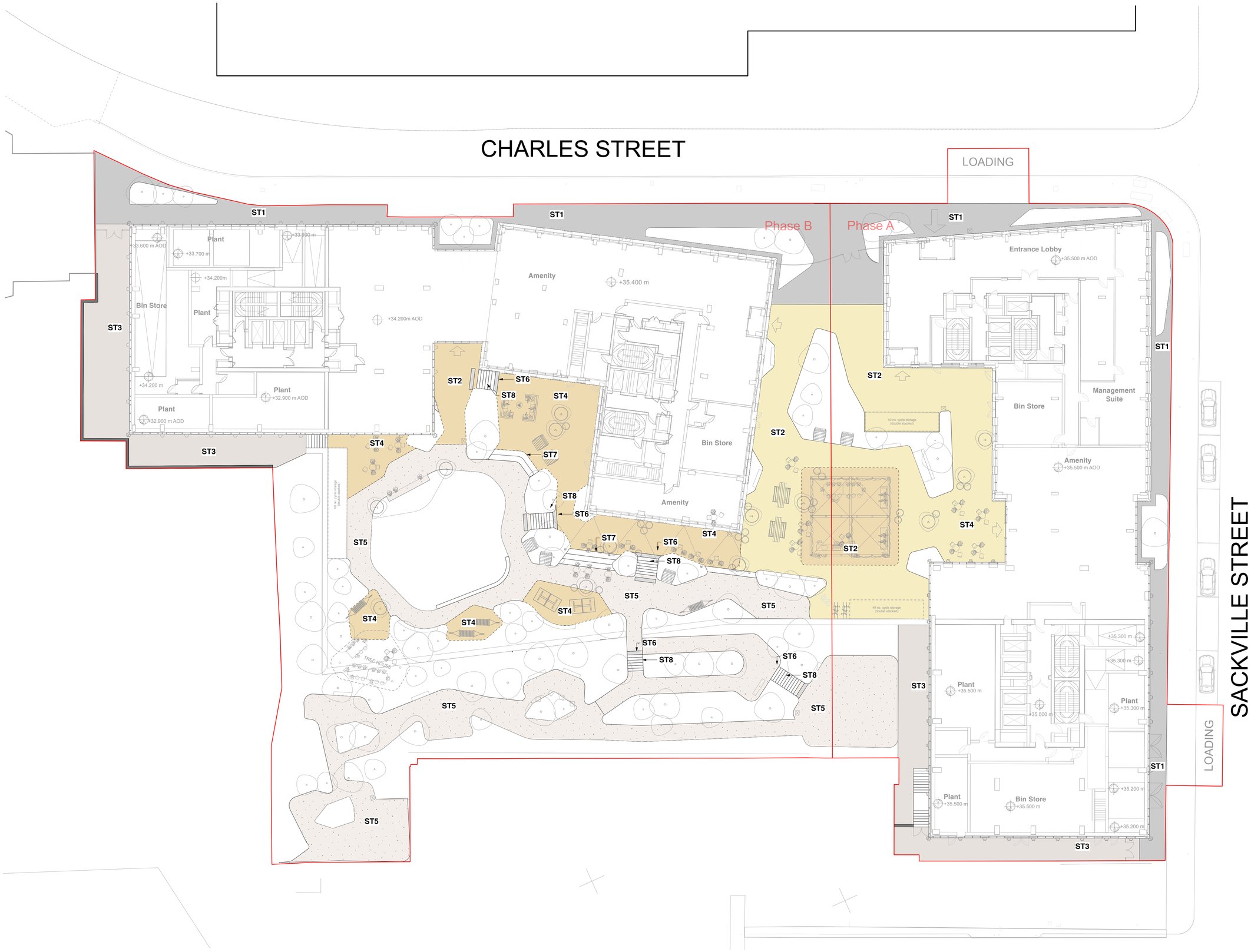
Scale	Size	Workstage	Status
1:200	A1	RIBA 2	

Drg No. 3489-PLA-XX-XX-DR-L-0003

Suitability S3

Revision P06

© Planit I.E. Limited



© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:

1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Boundaries

- Planning boundary

Hardworks

- **Tarmac - ST1**
- **Concrete blocks - ST2**
- **Concrete paving - ST3**
- **Concrete blocks- ST4**
- **Compacted Gravel - ST5**
- **Tactile Paving- ST6**
- **Seating Steps- ST7**
- **Steps Units- ST8**

Revision	Date	Description	Drawn	Apprvd.
P05	04/12/25	Planning	HX	AS
P04	26/11/25	For Approval	HX	RM
P03	06/11/25	For review and comment	AS	RM
P02	30/09/25	For information	AS	AS
P01	25/09/25	For information	AS	AS

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0151 363 1230

Client IQ Student Accommodation

Project Weston Hall & Pendulum Hotel Manchester

Drg Title Hardwork General Arrangment

Created on	Created by	Approved by
21-08-25	AS	RM

Scale	Size	Workstage	Status
1:200	A1	RIBA 2	

Drg No.	Suitability	Revision
3489-PLA-XX-XX-DR-L-1000	S3	P05

© Planit I.E. Limited



© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:

1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Boundaries

- Planning boundary

Softworks

- Semi-Mature Trees Proposed
- Ornamental Planting
- Wildflower Planting
- Lawn
- Climber Plants

Soft landscape High/Medium-Level Sun Tolerant Mix @ 9 per m2

Species - Latin	Common Name	Habit	Size: Pot (Ltr)	Percent of Mix (%)
Achillea 'Terracotta'	Yarrow	Container grown	5L	5%
Amsonia orientalis	European bluestar	Container grown	5L	9%
Aster x frikartii 'Monch'	Michaelmas daisy	Container grown	5L	7%
Phlomis russeliana	Turkish sage	Container grown	5L	5%
Rudbeckia fulgida var. sullivantii 'Goldstur	Black-eyed Susan	Container grown	5L	8%
Stipa tenuissima	Mexican feather grass	Container grown	5L	7%
Geranium 'Brookside'	Cranesbill	Container grown	5L	5%
Geranium 'Rozanne'	Cranesbill	Container grown	5L	9%
Pennisetum 'Fairy Tails'	Fountain grass	Container grown	5L	7%
Perovskia atriplicifolia 'Blue Spire'	Russian sage	Container grown	5L	5%
Salvia nemorosa 'Cardonna'	Woodland sage	Container grown	5L	8%
Stipa calamagrastis	Pheasant grass	Container grown	5L	5%
Agapanthus 'Blue Ribbon'	African lily	Container grown	5L	5%
Kniphofia 'Gladness'	Red-hot poker	Container grown	5L	5%
Euphorbia x pasteurii	Pasteur spurge	Container grown	5L	5%
Phormium 'Gold Sword'	Flax lily	Container grown	5L	5%
Total				**100%**

Notes: Individual species to be planted in groups of 3, 5 or 7.

Soft landscape Low-Level Sun Tolerant Mix @ 9 per m2

Species - Latin	Common Name	Habit	Size: Pot (Ltr)	Percent of Mix (%)
Begenia'Silberlicht'	Elephant's Ears	Container grown	5L	10%
Polypodium vulgare	Common polypody	Container grown	5L	8%
Primula barnhaven x juliae 'Fireflies'	Primrose	Container grown	5L	10%
Primula veris	Cowslip	Container grown	5L	10%
Pulmonaria 'Blue Ensign'	Lungwort	Container grown	5L	10%
Rubus tricolor	Chinese bramble	Container grown	5L	8%
Veronica pinguifolia 'Pagei'	Hebe	Container grown	5L	8%
Vinca minor	Lesser periwinkle	Container grown	5L	10%
Euphorbia polychroma	Cushion spurge	Container grown	5L	8%
Salvia nemorosa 'Caradonna Pink Inspirat	Balkan clary	Container grown	5L	9%
Carex testacea 'Prairie Fire'	New Zealand sedge	Container grown	5L	9%
Total				**100%**

Notes: Individual species to be planted in groups of 3, 5 or 7.

Climbers

Species - Latin	Common Name	Size: Pot (Ltr)	Mix
Clematis alpina_Clematis montana	Clematis	10L	Sun Mix - High Planting
Schizophragma hydrangeoides	Japanese Climbing Hydrangea	10L	Shade Mix - High Planting
Lonicera japonica 'Halliana'	Honeysuckle	10L	Shade Mix - High Planting
Akebia quinata	Chocolate Vine	10L	Sun Mix - High Planting

Tree Planting: Large, Medium,Small and Multi-Stem

Code	Species - Latin	Common Name	Specification	Girth/Spacing (cr	Height (m)	Clear Stem Heigh	Rootball	Quantity
Ac	*Acer campestre 'Elsrijk'*	Field Maple	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Afu	*Acer x freemanii 'Autumn Blaze'*	Freemans Maple	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Agl	*Alnus glutinosa 'Laciniata'*	Common Alder	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Bn	*Betula nigra*	River Birch	Specimen, min. 3x breaks (multistem)	30-35	5-5.5	1.7m	RB or Containerised if outside tree planting season	X
Bu	*Betula pubescens*	Downy Birch	Specimen, min. 3x breaks (multistem)	30-35	5-5.5	1.7m	RB or Containerised if outside tree planting season	X
Cs	*Cercis siliquastrum*	Judas Tree	Specimen, min. 3x breaks (multistem)	30-35	5-5.5	1.7m	RB or Containerised if outside tree planting season	X
Gt	*Gleditsia triacanthos 'Sunburst'*	Thorny Locust	Specimen, min. 3x breaks (multistem)	30-35	5-5.5	1.7m	RB or Containerised if outside tree planting season	X
Ls	*Liquidamber styraciflua*	American Sweetgum	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Pa	*Prunus serrula*	Tibetan Cherry	Specimen, min. 3x breaks (multistem)	30-35	5-5.5	1.7m	RB or Containerised if outside tree planting season	X
Pc	*Pyrus calleryana 'Chantic*	Ornamental pear	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Sab	*Salix alba 'Liempde'*	White Willow	Specimen, min. 3x breaks (multistem)	30-35	5-5.5	1.7m	RB or Containerised if outside tree planting season	X
St	*Sorbus torminalis*	Wild Service Tree	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Sc	*Salix cinerea*	Grey Willow	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Sca	*Salix caprea*	Goat Willow	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
pb	*Prunus spinosa*	Blackthorn	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Mc	*Malus sylvestris*	Crab Apple	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Tc	*Tilia cordata*	Small-leaved Lime	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Ps	*Pinus sylvestris*	Scots Pine	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Pa	*Prunus avium*	Wild Cherry	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Sb	*Salix babylonica*	Weeping Willow	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting season	X
Zc	*Zelkova carpinifolia 'Verschaffeltii'*	Caucasian Elm	Specimen, min. 3x breaks	30-35	5-5.5	2m	RB or Containerised if outside tree planting	X
							Total	95

Bulb Mix @ 20 per m2

Species - Latin	Common Name	Size/Grade	Percent of Mix (%)
Allium 'Globemaster'	Oranamental onion	Grade 12/14	10%
Allium stipitatum 'Mount Everest'	Persian shallot	Grade 20/22	15%
Allium 'Purple sensation'	Flowering Onion	Grade 12/14	10%
Narcissus 'February Gold'	Daffodil	Grade 10/12	15%
Narcissus 'Thalia'	Daffodil	Grade 10/12	10%
Narcissus 'Toto'	Daffodil	Grade 10/12	15%
Puschkinia scilloides var. libanotica	Striped squillis	Grade 6+	10%
Tulipa 'Apricot Beauty'	Tulip	Grade 11/12	5%
Tulipa 'Purple Dream'	Tulip	Grade 11/12	5%
Tulipa 'Mascara'	Tulip	Grade 11/12	5%
Tulipa 'Mariette'	Tulip	Grade 11/12	5%
Tulipa 'Maureen'	Tulip	Grade 11/12	5%
Total			**100%**

Revision	Date	Description	Drawn	Apprvd.
P05	04/12/25	Planning	HX	AS
P04	26/11/25	For Approval	HX	RM
P03	06/11/25	For review and comment	AS	RM
P02	30/09/25	For information	AS	AS
P01	25/09/25	For information	AS	AS

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0151 363 1230

Client IQ Student Accommodation

Project Weston Hall & Pendulum Hotel Manchester

Drg Title Softwork General Arrangment

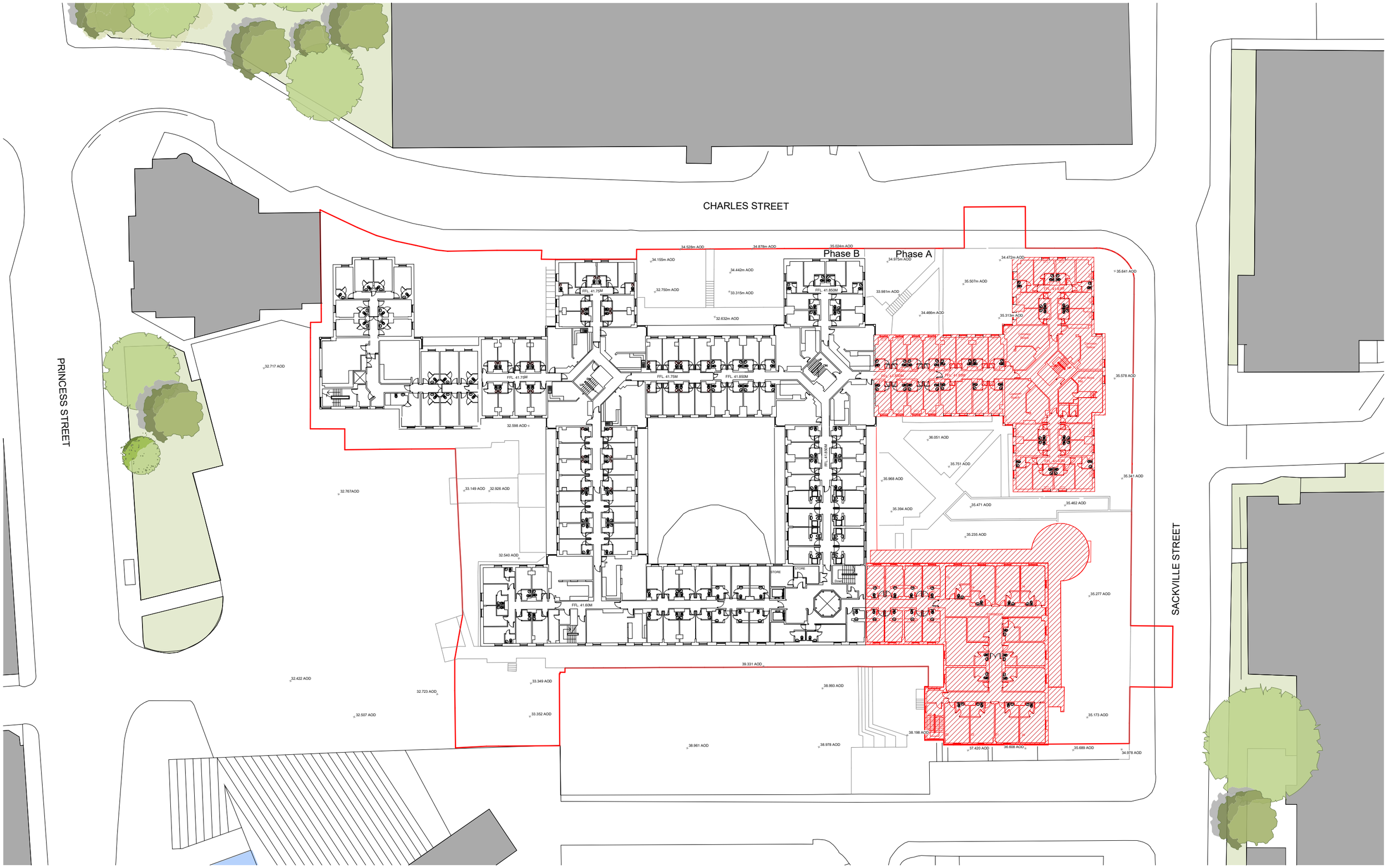
Created on	Created by	Approved by
21-08-25	AS	RM

Scale	Size	Workstage	Status
1:200	A1	RIBA 2	

Drg No.	Suitability	Revision
3489-PLA-XX-XX-DR-L-2000	S3	P05

Scale Bar (m) 0 5 10 15 20

© Planit I.E. Limited



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:

DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Status
PLANNING

Drawing Title
Phase A
Existing Demolition Plan
Level 03

Project No
10346

Scale
1:500 @ A3

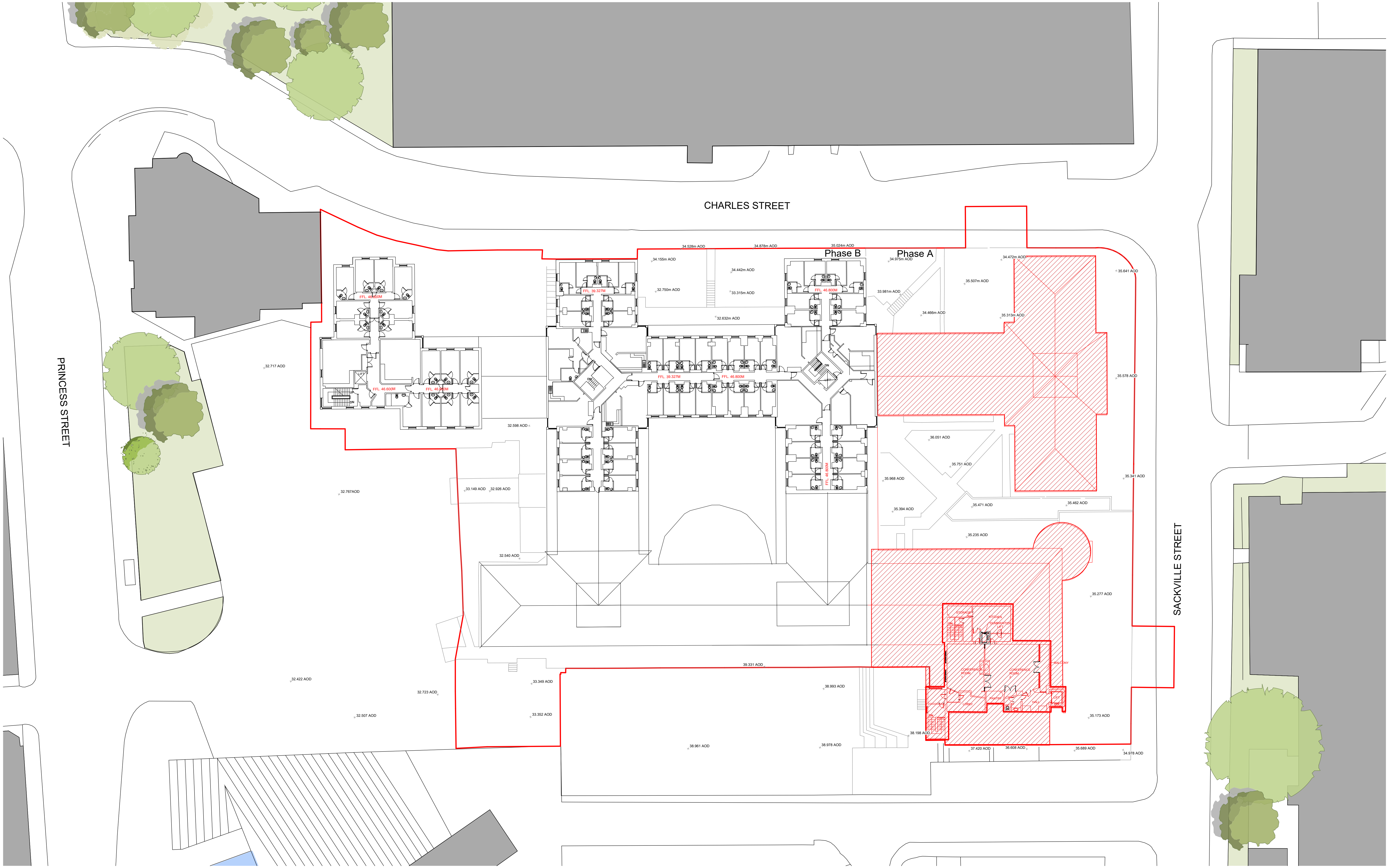
SHP Drawing Code (PROJ - ORIG - ZONE - ROLE - CLASS - TYPE - LOC - SEQ)
10346-SHA-ZA-A-B5D8-JC20-XP-03-001

Revision
P01

simpsonhaugh

Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025

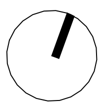


This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

Removed Floor Slabs
Removed Walls
Demolition Extents
Retained Elements

NORTH



Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Status
PLANNING

Drawing Title
Phase A
Existing Demolition Plan
Level 04

Project No
10346

Scale
1:500 @ A3

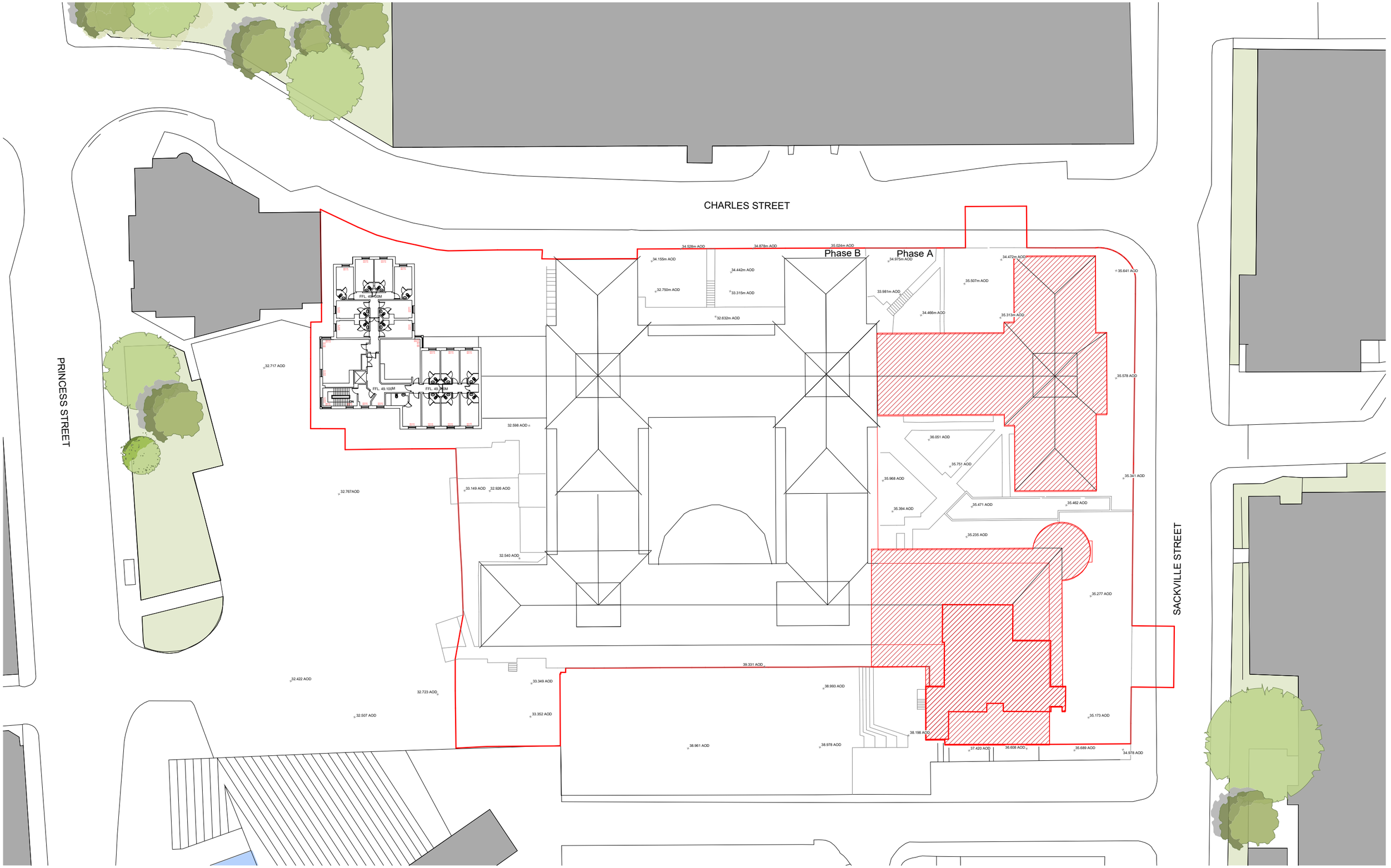
SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC -SEQ
10346-SHA-ZA-A-B5D8-JC20-XP-04-001

Revision
P01

simpsonhaugh

Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Phase A
Existing Demolition Plan
Level 05

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

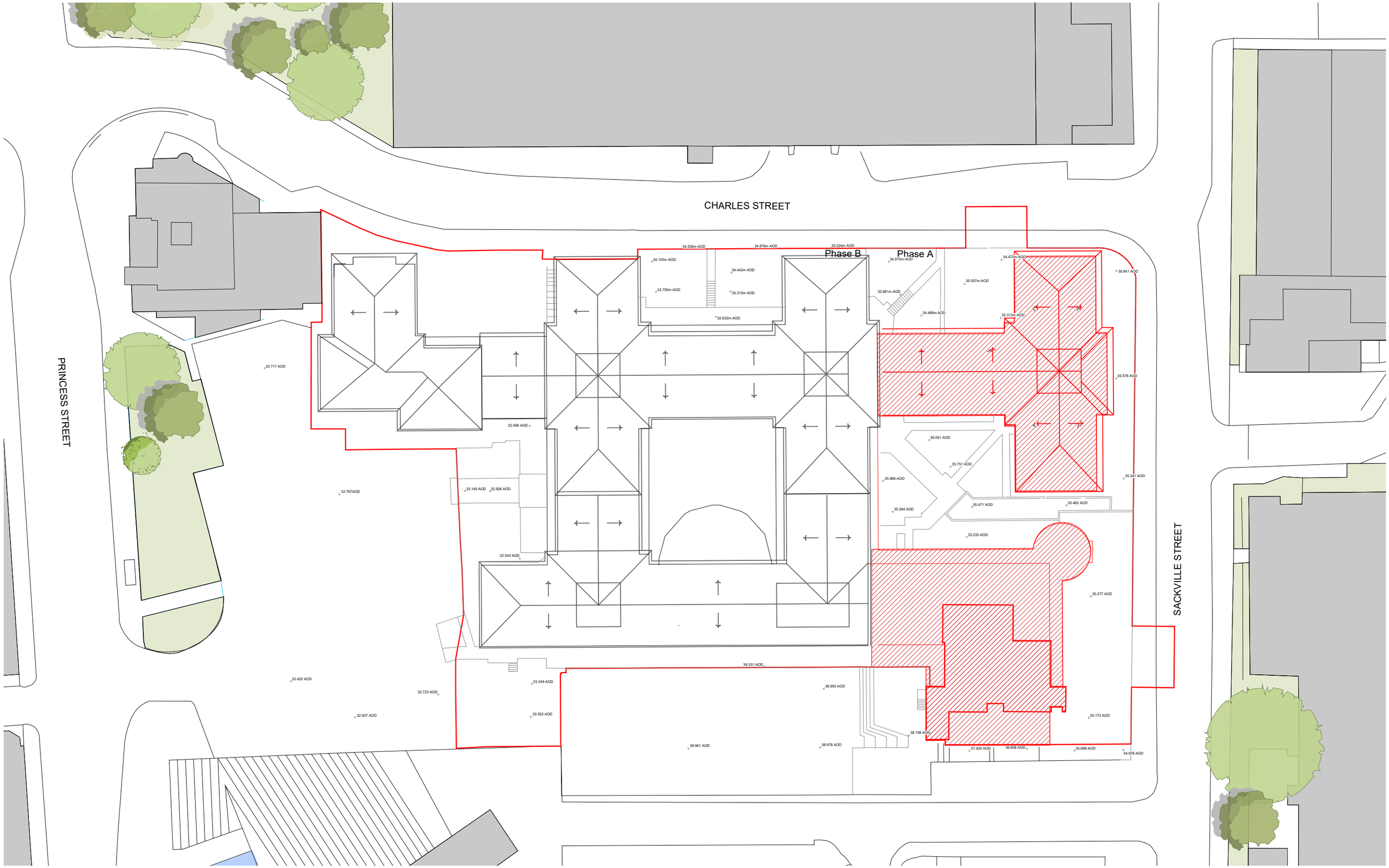
SHP Drawing Code PROJ - ORIG - ZONE - RGLE - CLAS - TYPE - LOC - SEQ
10346-SHA-ZA-A-B5D8-JC20-XP-05-001

Revision
P01

simpsonhaugh

Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



This drawing is copyright

Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- Removed Floor Slabs
- Removed Walls
- Demolition Extents
- Retained Elements

NORTH

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title
iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title
Phase A
Existing Demolition Plan
Roof Level

Project No
10346

Scale
1:500 @ A3

Status
PLANNING

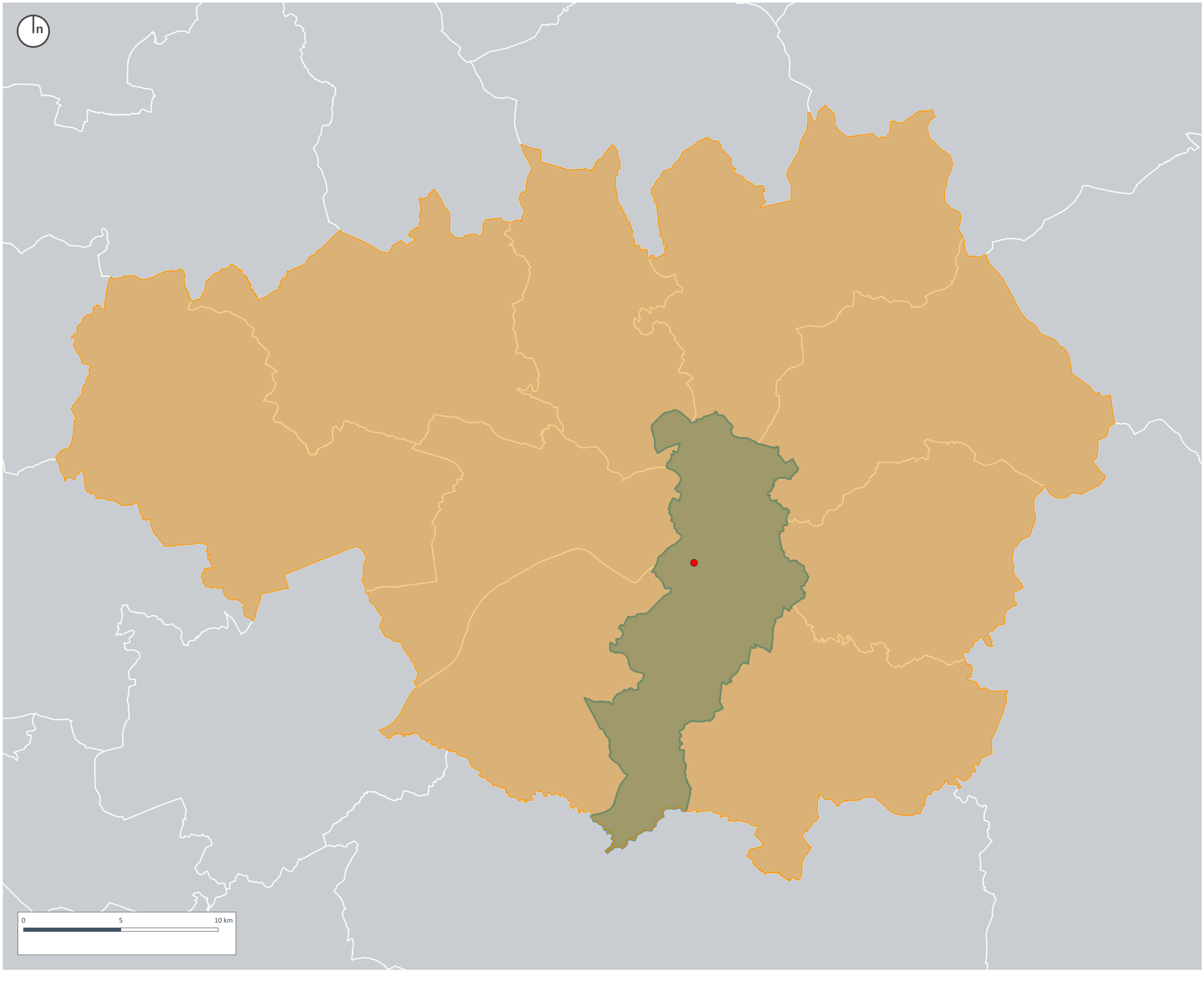
SHP Drawing Code PROJ - ORIG - ZONE - ROLE - CLAS - TYPE - LOC - SEQ
10346-SHA-ZA-A-B5D8-JC20-XP-RF-001

Revision
P01

simpsonhaugh

Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000
Birmingham +44 (0)121 233 1874

© SimpsonHaugh Architects Ltd 2025



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

- Application Site
- Local Impact Area (Manchester)
- Wider Impact Area (Greater Manchester)
- UK

CLIENT:
iQ Student Accommodation

PROJECT:
Redevelopment of Weston Halls and Pendulum Hotel

DRAWING:
Figure 6.1

PROJECT NUMBER:
03517

DRAWING NUMBER:
GIS_000

CHECKED BY:
MA/GA

REVISION:
1.0

STATUS:
Draft

DATE:
November 2025

SCALE:
1:180,000 @ A3



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

Site

Study Area

Conservation Area

Listed Buildings

- I
- II*
- II

GMAAS HER Entry - Polygon

GMAAS HER Entry - Line

GMAAS HER Entry - Point

CLIENT:
iQ Student Accommodation

PROJECT:
Weston Halls and Pendulum Hotel

DRAWING:
Heritage Asset Plan

PROJECT NUMBER:
03517

DRAWING NUMBER:	CHECKED BY:
GIS_100	KL
REVISION:	STATUS:
1.0	Planning
DATE:	SCALE:
December 2025	1:5,000 @ A3

Turley

Ref	Listed Building	Grade
1	Police And Fire Station	II*
2	City Police Courts	II*
3	103, Princess Street	II*
4	Asia House	II*
5	India House (including Attached Wrought Iron Gateway Linked To Lancaster House)	II*
6	Lancaster House	II*
7	Tootal, Broadhurst And Lee Building	II*
8	Former Refuge Assurance Company Offices	II*
9	The Churchill Public House	II
10	Mintierna House	II
11	Chorlton New Mill And Attached Chimney	II
12	Chorlton Old Mill	II
13	Mill On North East Corner Of Junction With Chester Street	II
14	Dalton Statue In Forecourt Of Dalton College	II
15	Former Goods Offices To Piccadilly Station	II
16	Former Manchester Ear Hospital	II
17	Minshull House	II
18	Orient House	II
19	Adult Deaf And Dumb Institute (former)	II
20	Oddfellows Hall	II
21	2, Harter Street	II
22	Drill Hall	II
23	11, Bloom Street	II
24	Canada House	II
25	Lee House	II
26	55, Faulkner Street (see Details For Further Address Information)	II
27	57, Faulkner Street	II
28	Granby House	II
29	94-98, Grosvenor Street	II
30	Former Grosvenor Picture Palace	II
31	104, Bloom Street (see Details For Further Address Information)	II
32	Ormond Building, Manchester Metropolitan University (formerly Municipal Offices)	II
33	8, Minshull Street (see Details For Further Address Information)	II
34	61, Oxford Street	II
35	St James Buildings	II
36	52 And 54, Portland Street	II
37	Nos 74-78, And No 80 (the Grey Horse Public House) And Attached Railings, Portland Street	II
38	Former Pickles Building	II
39	Basil House	II
40	113-119, Portland Street	II
41	127-133, Portland Street	II
42	44-50, Portland Street	II
43	Circus Tavern And Attached Railings	II
44	Eastern House portland House	II
45	32, Dickinson Street (see Details For Further Address Information)	II
46	110-114, Portland Street	II
47	116 And 118, Portland Street	II
48	No. 36, Princess Street, No. 94, Portland Street, And No. 75, Faulkner Street	II
49	Langley Buildings	II
50	Transact House	II
51	Central House	II
52	New Union Public House	II
53	9, Richmond Street	II
54	Rochdale Canal Boundary Wall To Canal Between Chorlton Street And Minshull Street	II
55	Rochdale Canal Lock Number 86, To East Of Chorlton Street	II
56	Boundary Wall To Rochdale Canal Between Princess Street And Sackville Street rochdale Canal Boundary Wall To Canal Street Between Princess Street And Sackville Street	II

Ref	Listed Building	Grade
57	Rochdale Canal Lock Number 87, To East Of Princess Street, With Cast Iron Footbridge Beside Street	II
58	27, Sackville Street	II
59	46, Sackville Street	II
60	Institute Of Science And Technology (university Of Manchester)	II
61	Regency House With Barclays Bank	II
62	The Ritz Dance Hall	II
63	Former Electricity Power Station	II
64	Manchester Oxford Road Station (including Platform Structures)	II
65	Bridgewater House	II
66	The Shena Simon Sixth-form College	II
67	42 And 44, Sackville Street	II
68	51 And 53, Richmond Street	II
69	Rochdale Canal Boundary Wall To Canal Between Sackville Street And Chorlton Street	II
70	Rochdale Canal Lock Number 88, To East Of Oxford Street	II
71	Brazil House	II
72	Manchester House	II
73	101, Princess Street	II
74	Rhodesia House	II
75	109, Princess Street	II
76	70 And 72, Portland Street (see Details For Further Address Information)	II
77	109 And 111, Portland Street	II
78	The Palace Theatre	II
79	59 And 61, Faulkner Street	II
80	Train Shed And Undercroft At Manchester Piccadilly Station	II
81	Former Town Hall Facade To Mabel Tylecote Building, Manchester Metropolitan University	II
82	3, Brazil Street	II
83	39, Chorlton Street	II
84	Minshull House	II
85	Chatham Mill	II
86	Lass O Gowrie Public House	II
87	Grosvenor Building, Manchester Metropolitan University Faculty Of Art And Design	II
88	Dancehouse Theatre Including Numbers 6-14	II
89	Roman Catholic Church Of St Augustine	II
90	Sculptural Wall	II
91	Former Warehouse	II
92	Lionesse House	II
93	Renold Building, Umist Campus	II
94	Manchester South Junction And Altrincham Railway Viaduct	II

Ref	GMAAS HER Entry
95	Picture House Cinema (former)
96	Textile finishing works (former)
97	The Goose public house (formerly 'Paddys Goose'; formerly Kingston public house)
98	39â41 Richmond Street
99	Wright Robinson Hall and Barnes Wallis Building
100	Chemical Engineering Pilot Plant (Morton Laboratory)
101	Mathematics and Social Sciences Building
102	The Cornerhouse
103	John Dalton College of Technology (John Dalton Building)
104	Gateway House
105	Monroes public house (36 London Road)
106	Jackson Street Mills (UMIST Campus) (now University of Manchester)
107	Guardian Underground Telephone Exchange: air intake/ emergency exit building
108	Rochdale Canal

Turley

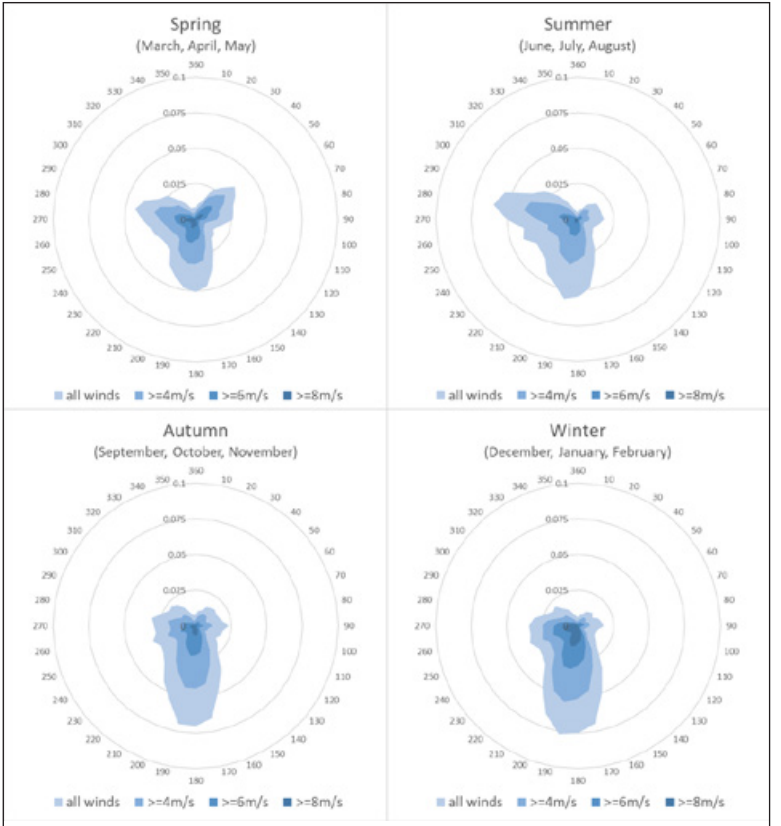


Figure 9.1

Seasonal Wind Roses for Manchester International Airport (30 years data)

Project Name
Weston Halls and Pendulum Hotel

Client
IQ Student Accommodation

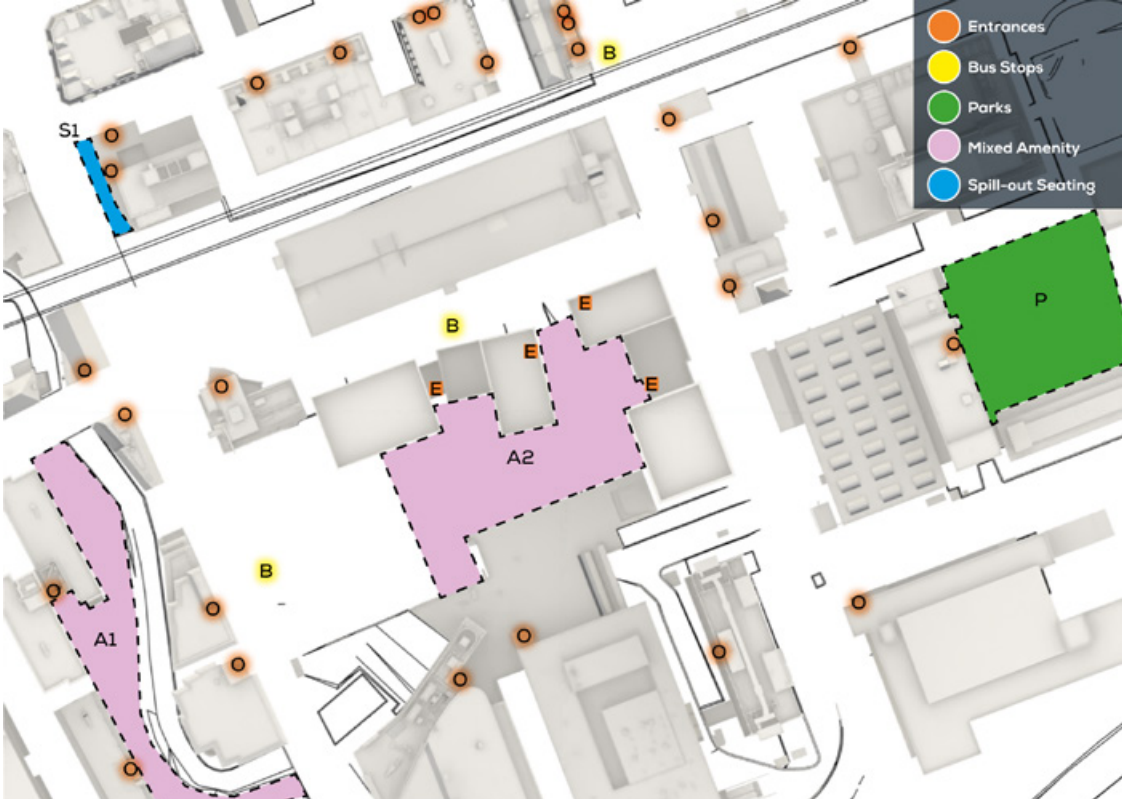


Figure 9.2
Sensitive Wind Receptors for the Proposed Development

Project Name
Weston Halls and Pendulum Hotel

Client
IQ Student Accommodation

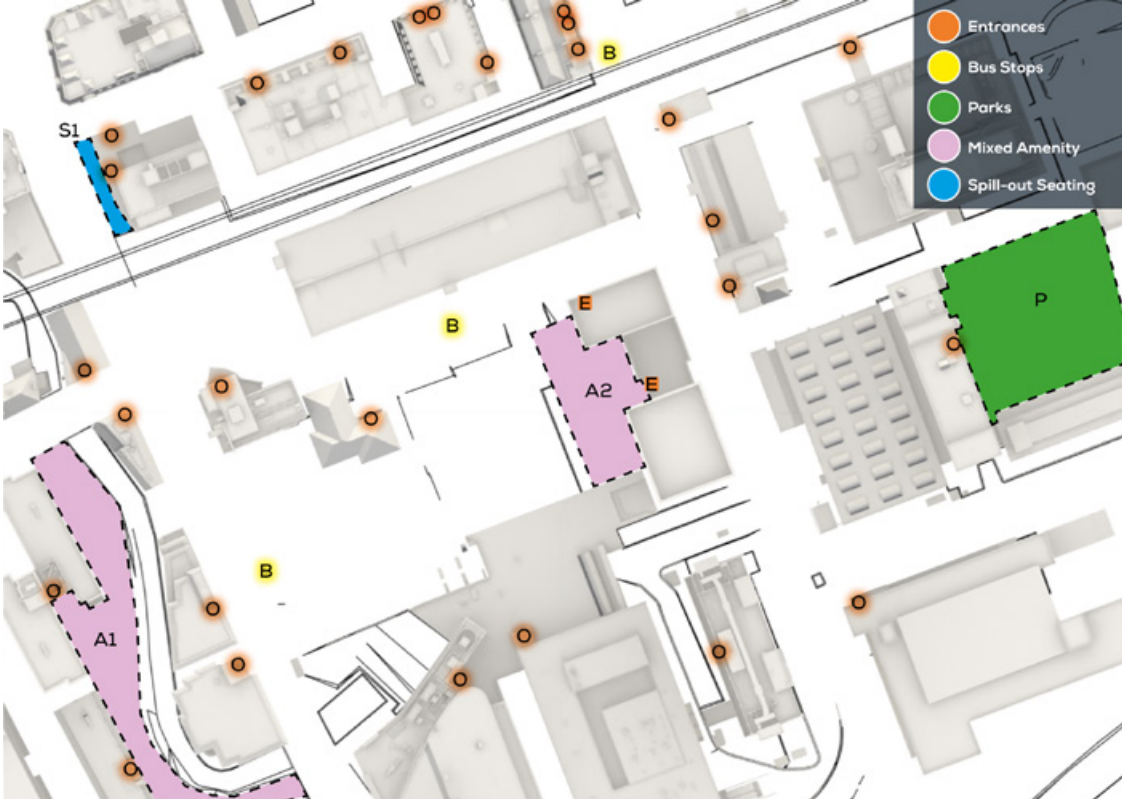


Figure 9.3
Sensitive Wind Receptors for the Interim Scheme (Phase A)

Project Name
Weston Halls and Pendulum Hotel

Client
IQ Student Accommodation

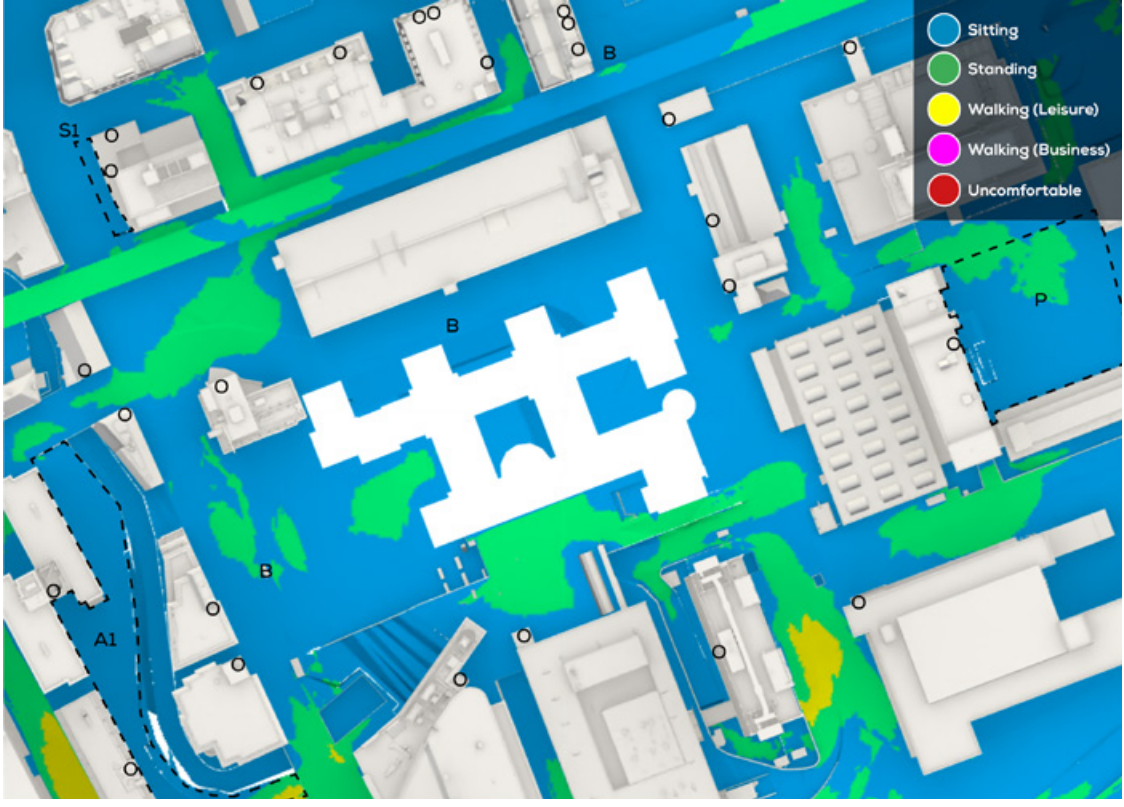


Figure 9.4
Windiest season comfort for the Baseline configuration

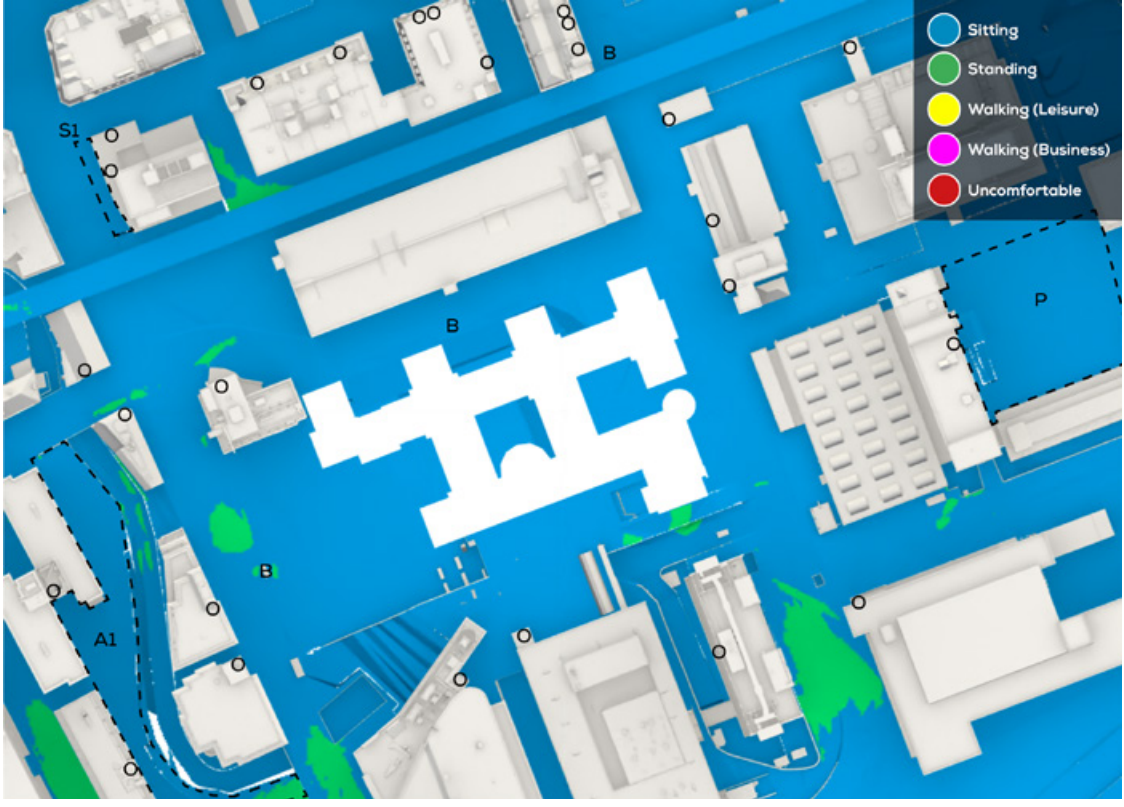


Figure 9.5
Summer comfort for the Baseline configuration

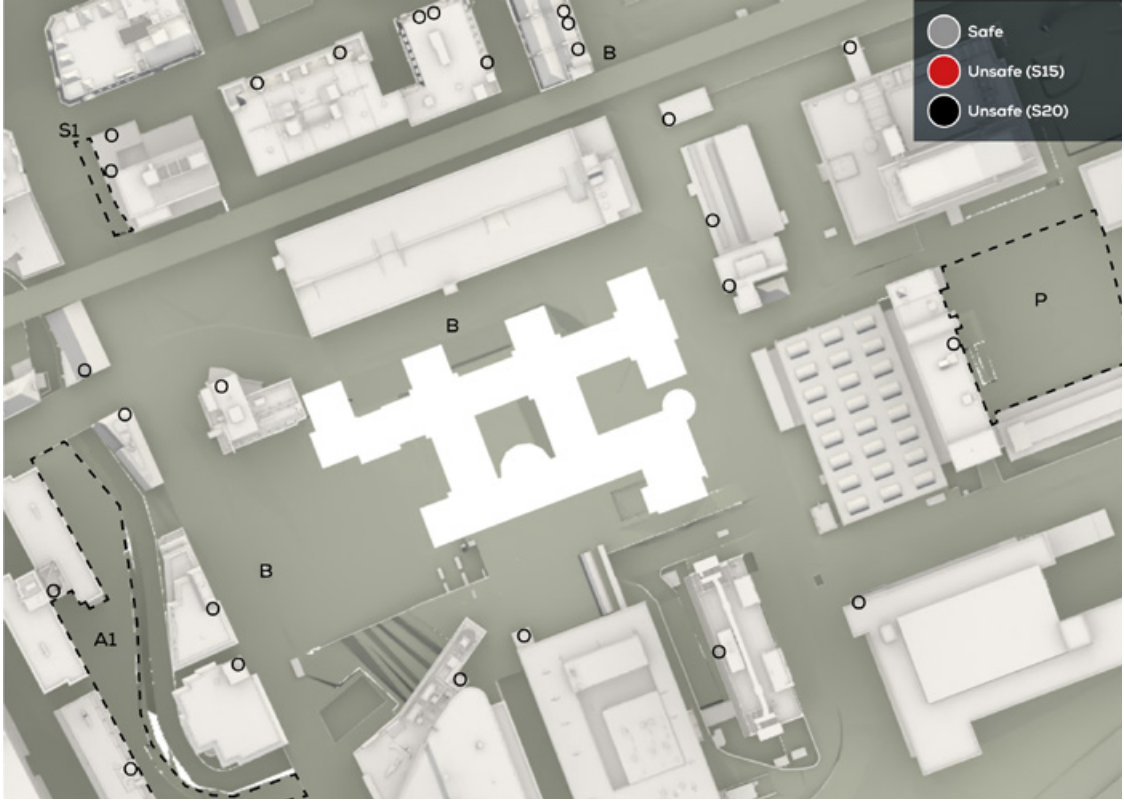


Figure 9.6
Strong Winds for the Baseline configuration

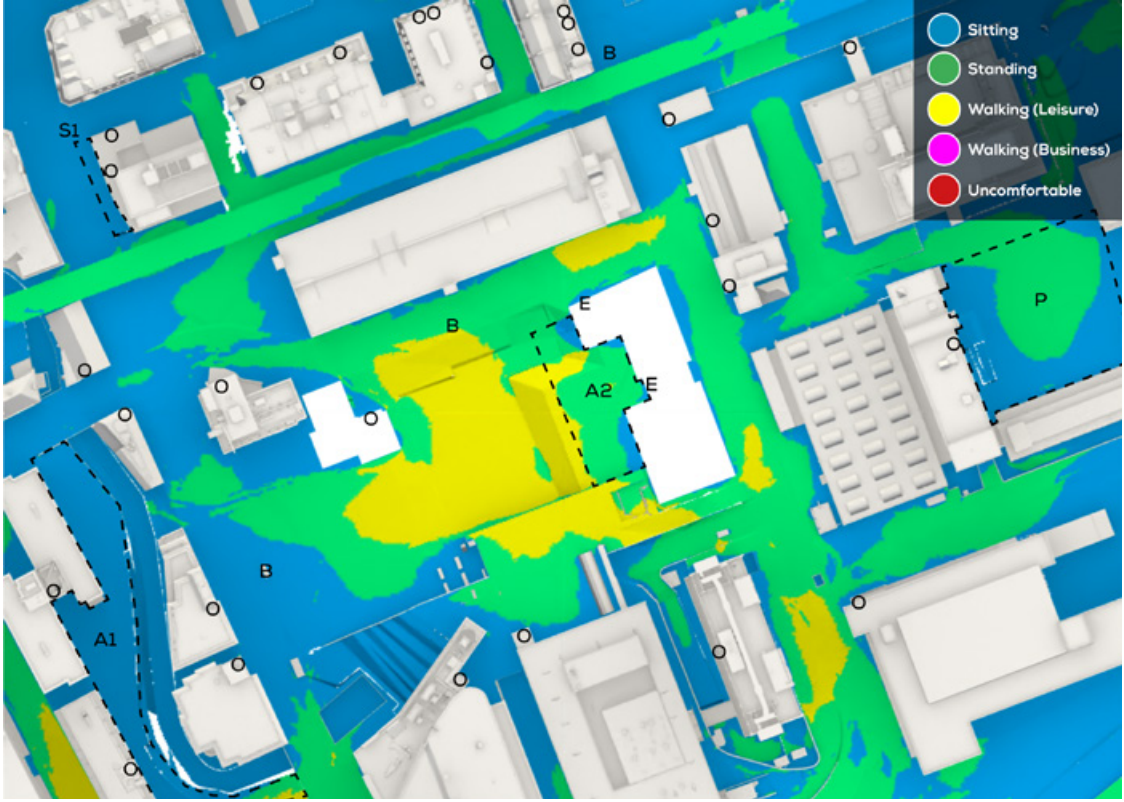


Figure 9.7
Windiest season comfort for the Baseline + Interim Scheme (Phase A)

Project Name
Weston Halls and Pendulum Hotel

Client
IQ Student Accommodation

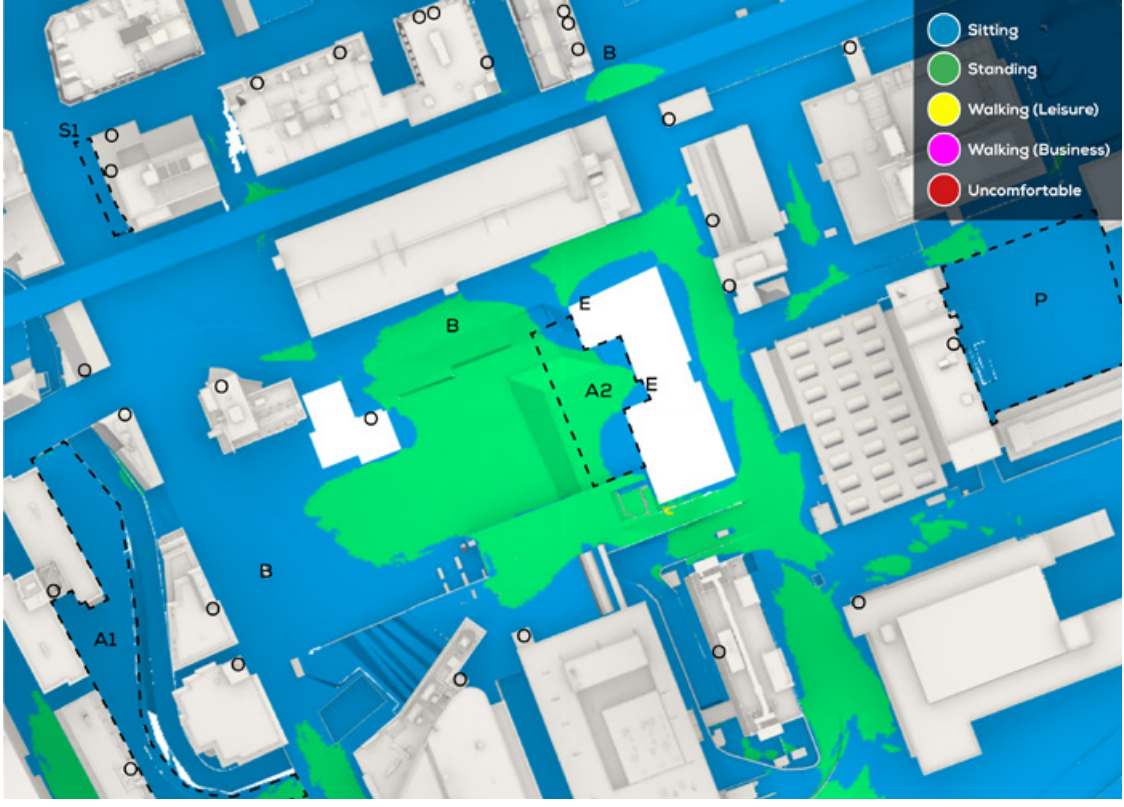


Figure 9.8
Summer comfort for the Baseline + Interim Scheme (Phase A)

Project Name
Weston Halls and Pendulum Hotel

Client
IQ Student Accommodation



Figure 9.9
Strong Winds for the Baseline + Interim Scheme (Phase A)

Project Name
Weston Halls and Pendulum Hotel

Client
IQ Student Accommodation

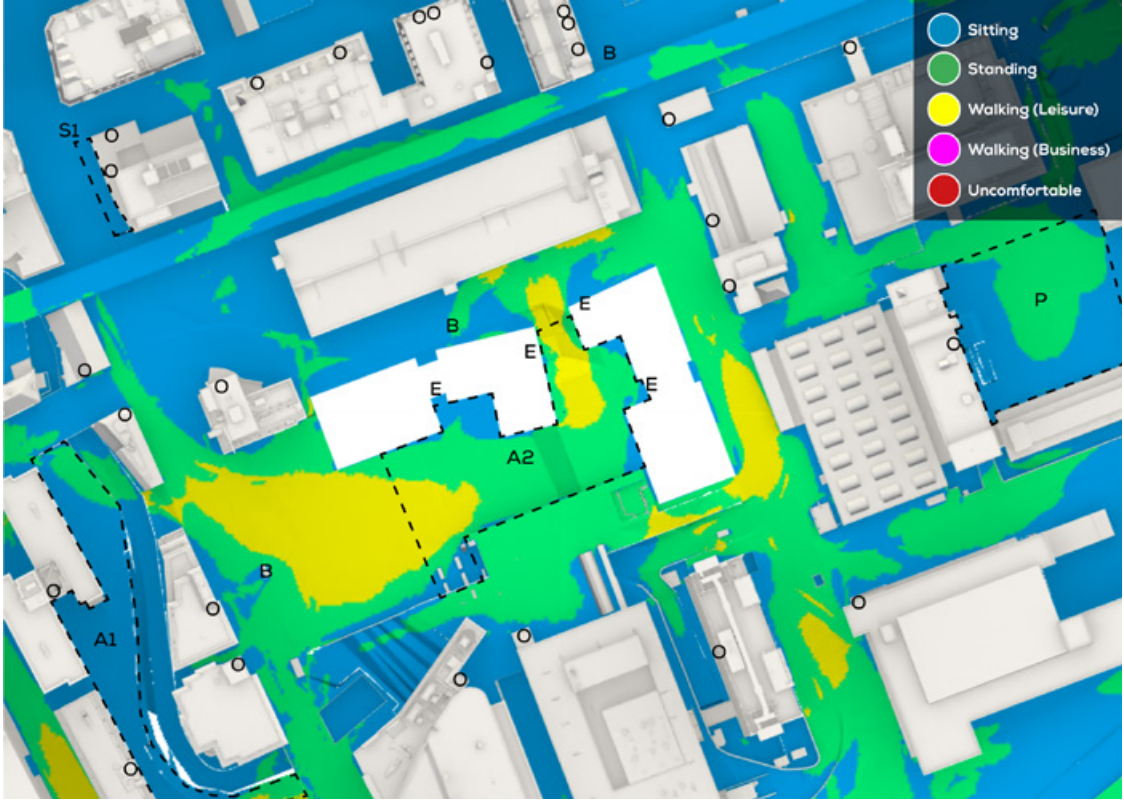


Figure 9.10
Windiest season comfort for the Baseline + Proposed Development

Project Name
Weston Halls and Pendulum Hotel

Client
IQ Student Accommodation

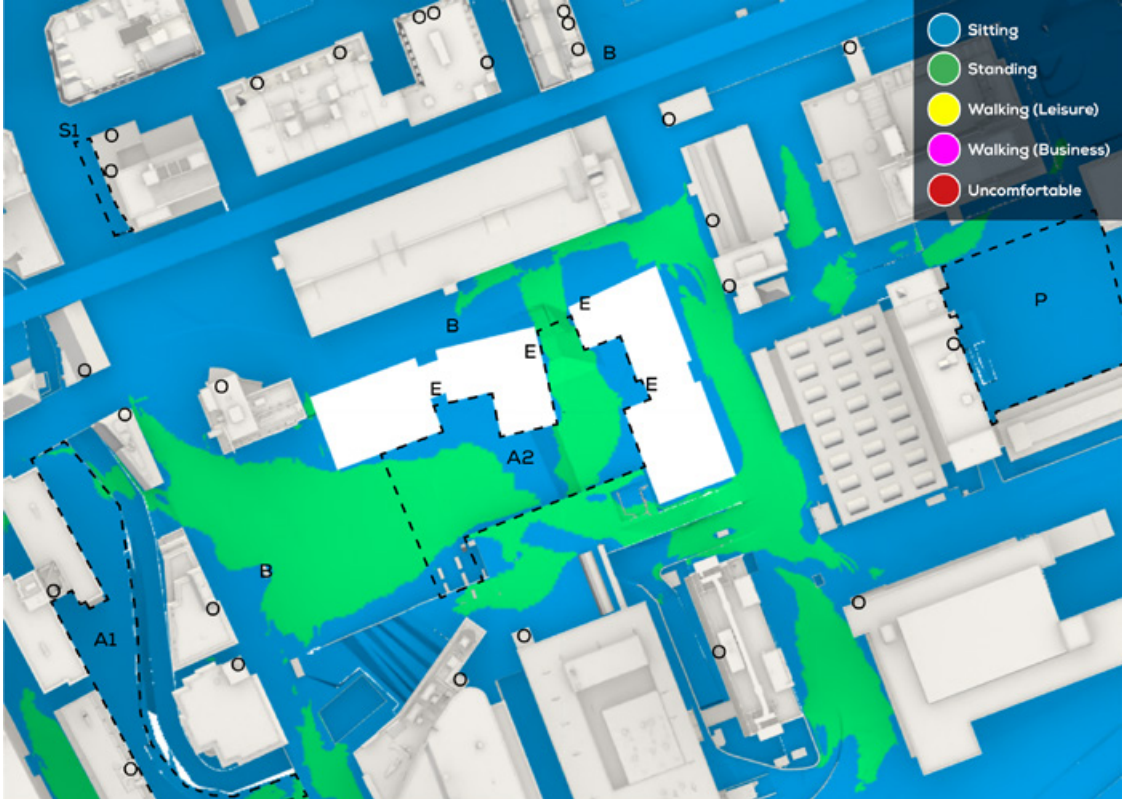


Figure 9.11
Summer comfort for the Baseline + Proposed Development

Project Name
Weston Halls and Pendulum Hotel

Client
IQ Student Accommodation

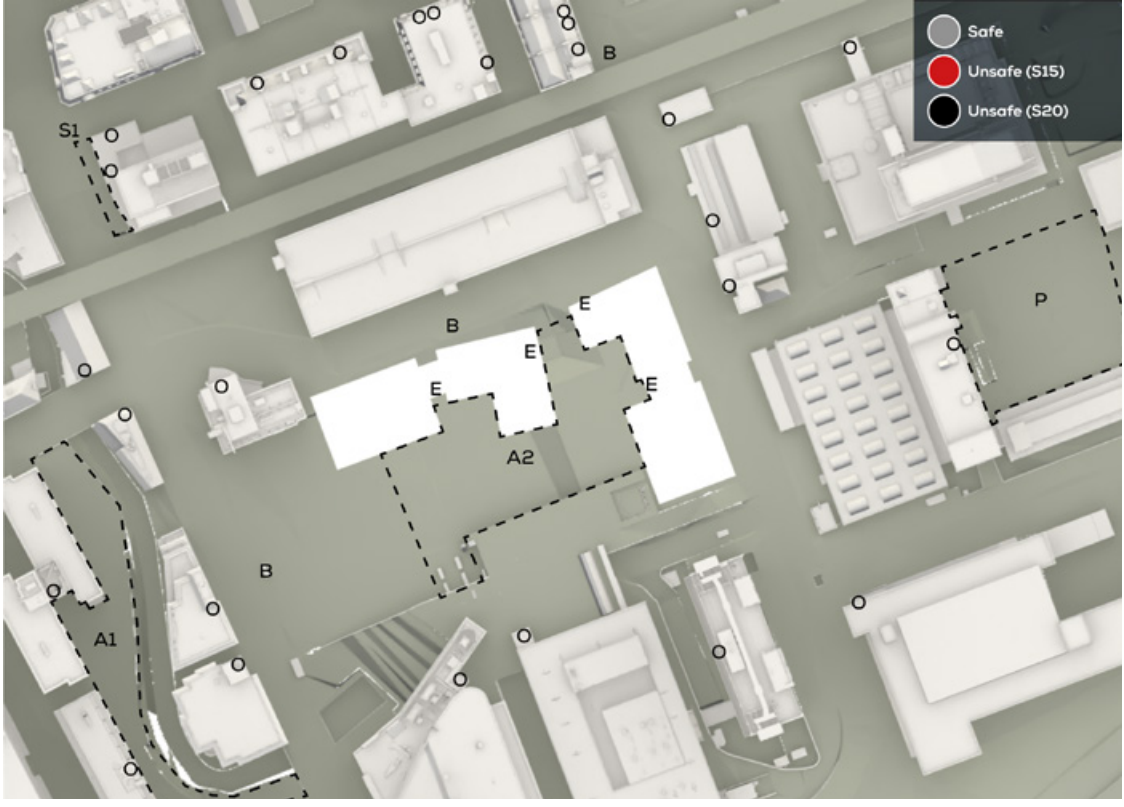


Figure 9.12
Strong Winds for the Baseline + Proposed Development

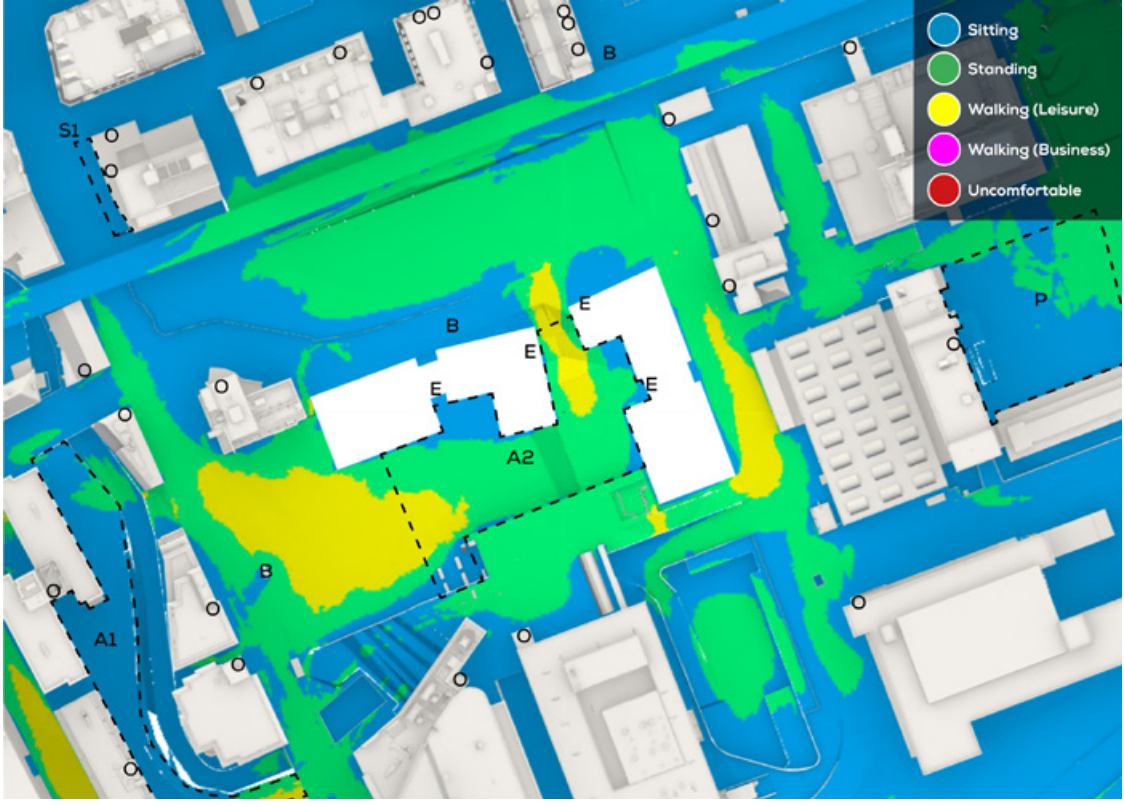


Figure 9.13
Windiest season comfort for the Baseline + Proposed Development + 'Cumulative Projects'

Project Name
Weston Halls and Pendulum Hotel

Client
IQ Student Accommodation

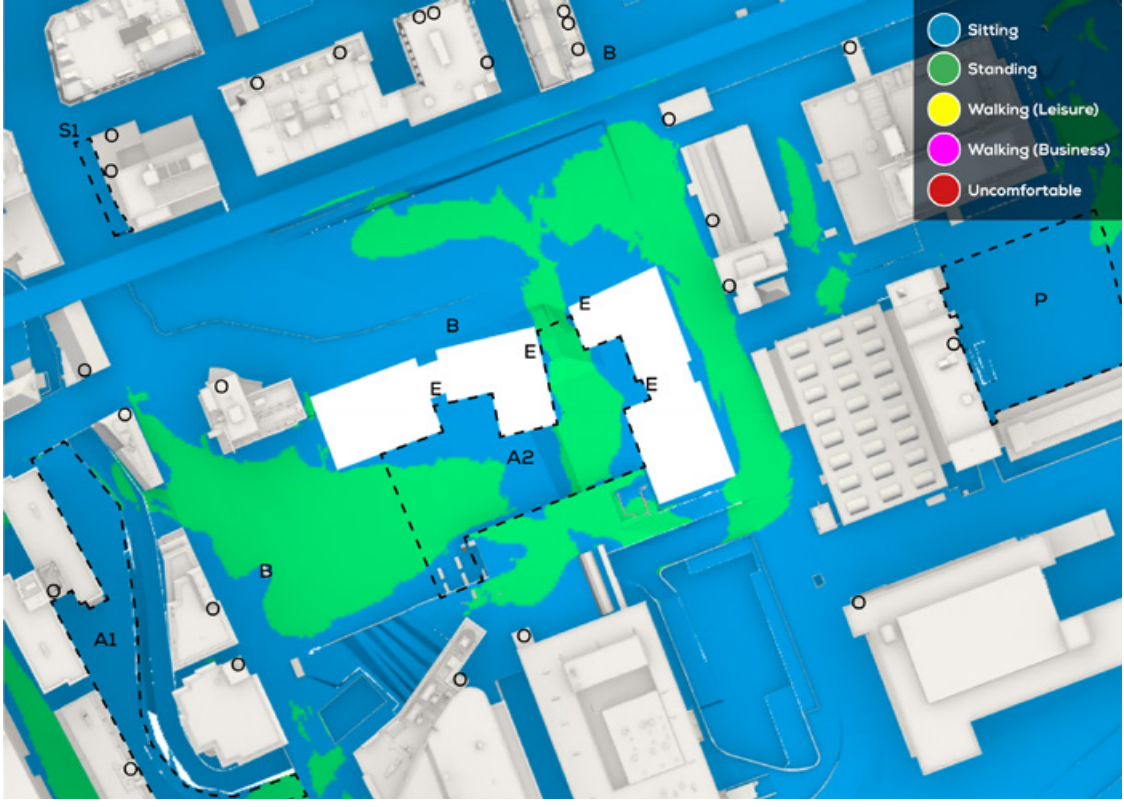


Figure 9.14
Summer comfort for the Baseline + Proposed Development + 'Cumulative Projects'

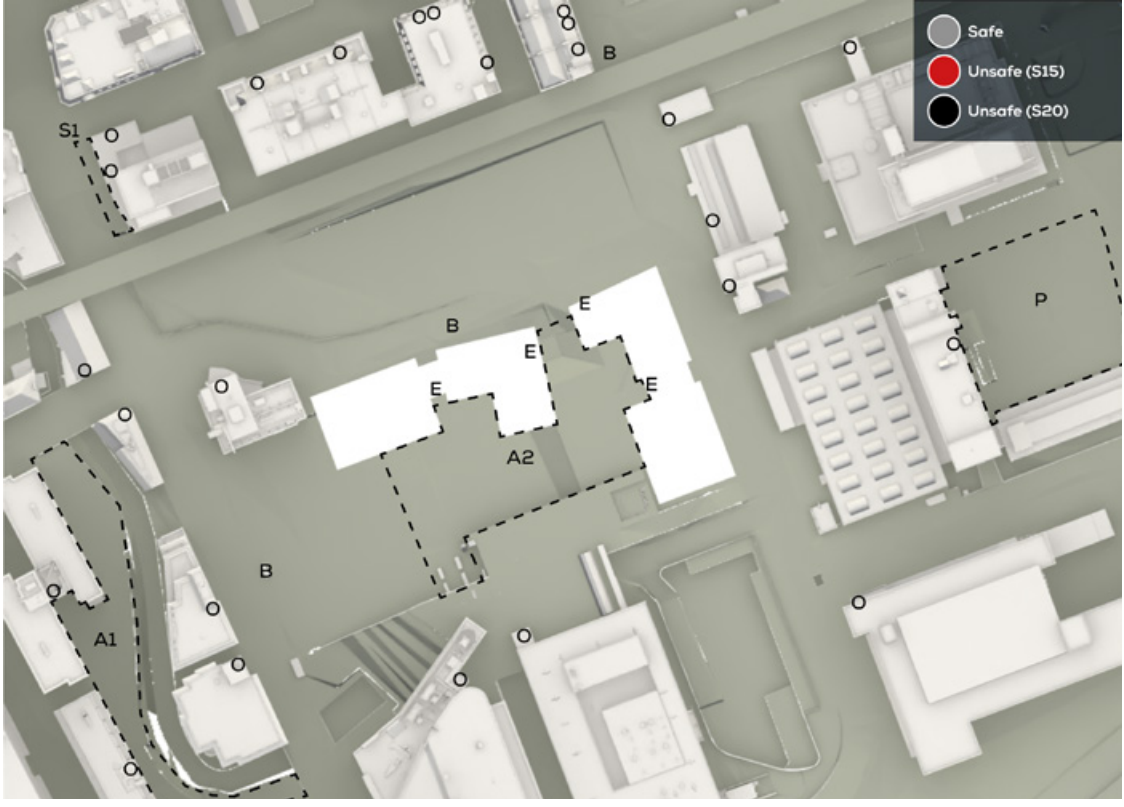
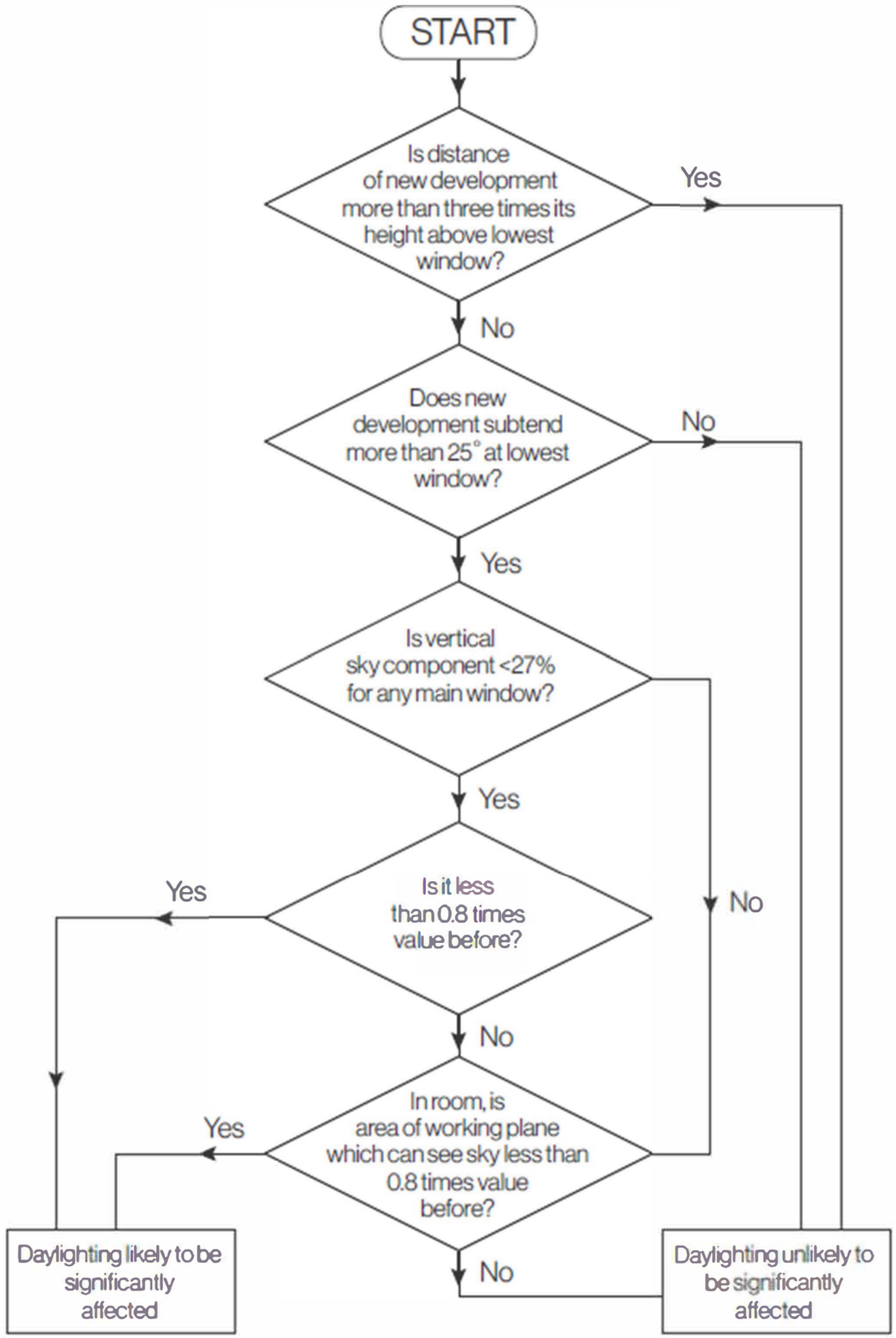


Figure 9.15
Strong Winds for the Baseline + Proposed Development + 'Cumulative Projects'

Project Name
Weston Halls and Pendulum Hotel

Client
IQ Student Accommodation



gia

Project: Weston Halls and Pendulum Hotel

Client: iQ

Project No: 22885

Date: November 2025

Figure 10.1 - BRE Decision Chart

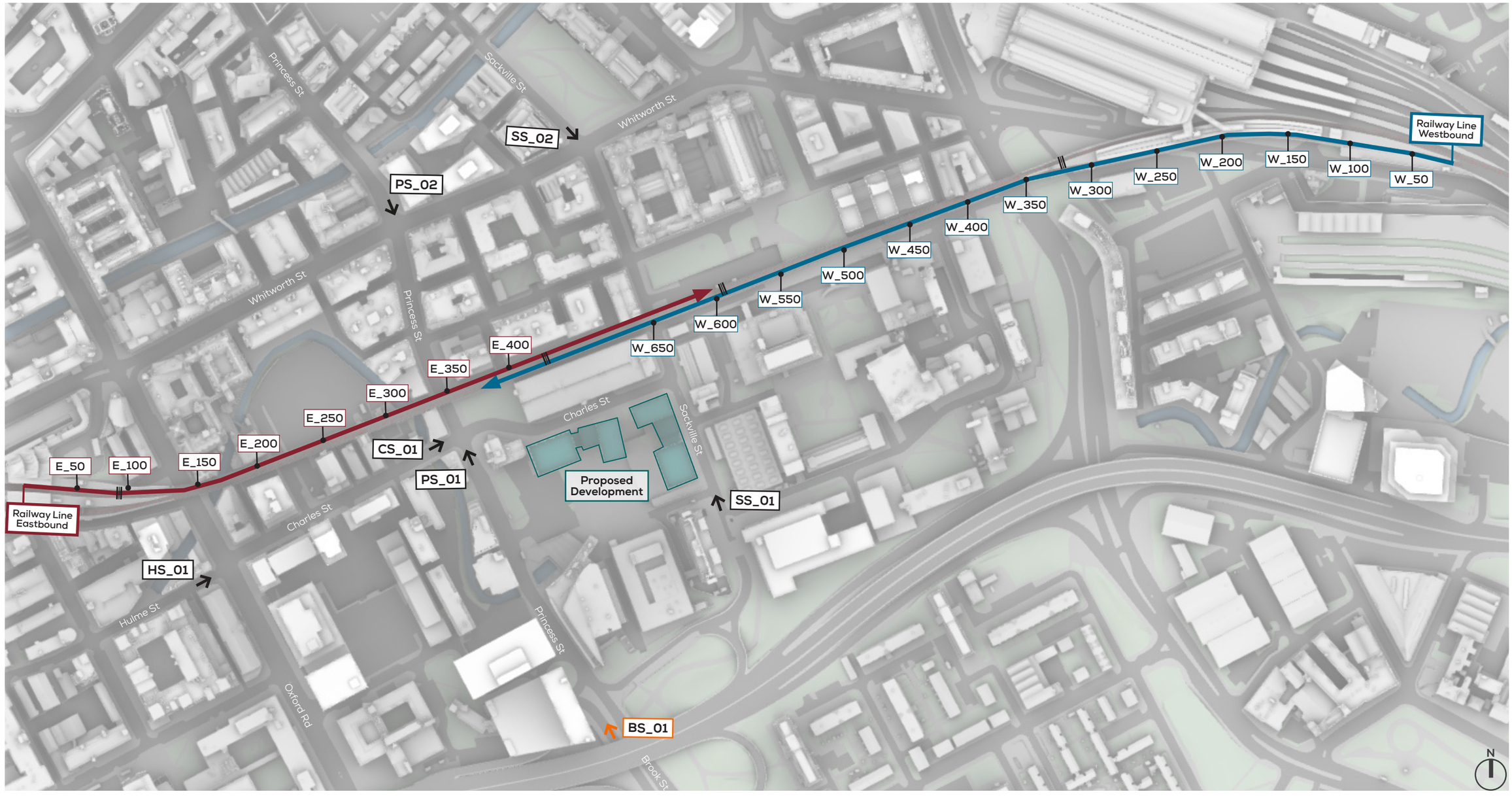
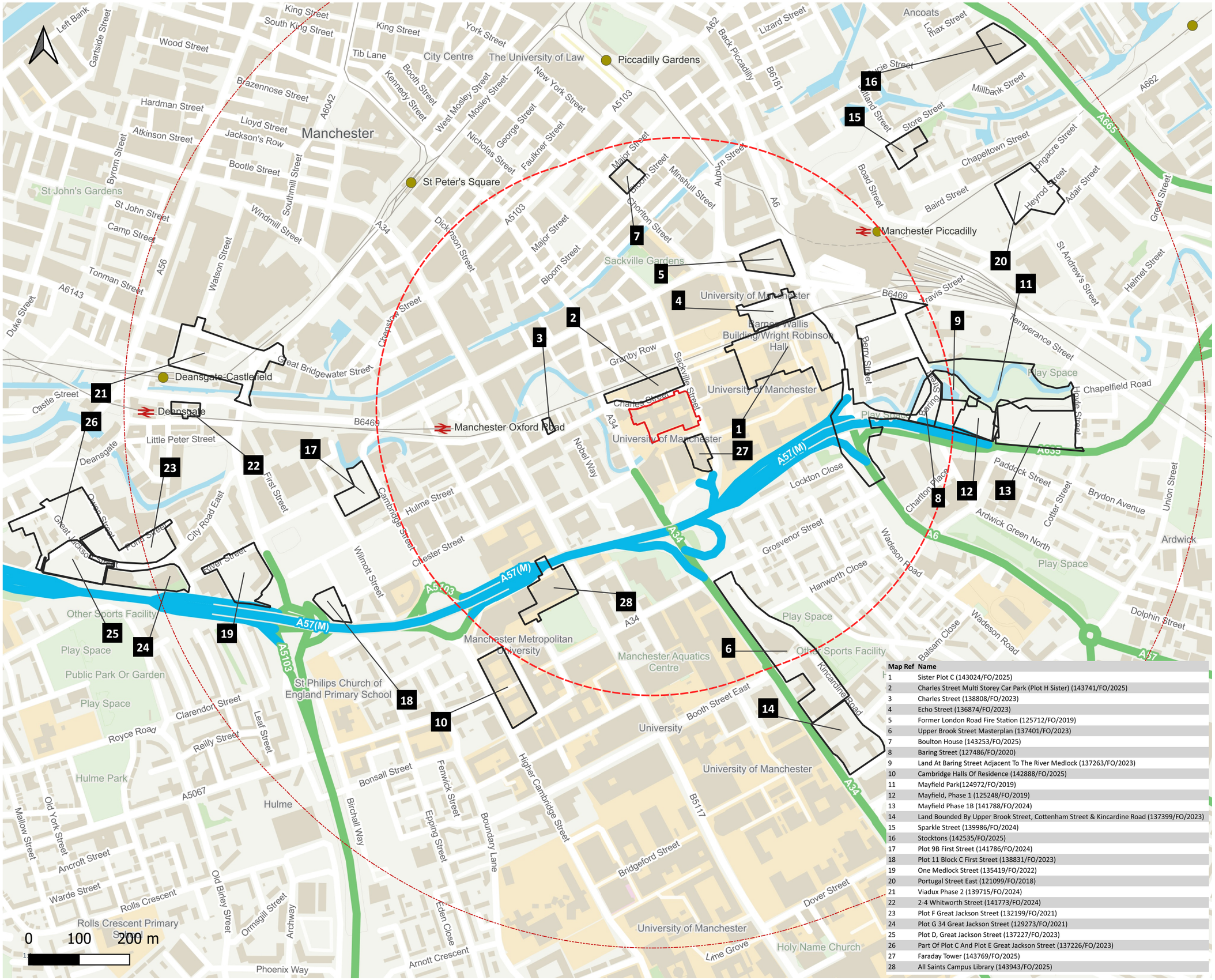


Fig. 11.1: Overview of the Proposed Development, surrounding context, road and railway viewpoints

- Train Track - Eastbound (E)
- Train Track - Westbound (W)
- Reflections visible within 30° at the sensitive location from the road
- Scheme not visible from the road, or reflections beyond 30°
- Train signals are assumed based on observations from Google Maps and Bing Maps

ROAD VIEWPOINTS	
BS	Brook St
SS	Sackville St
PS	Princess St
CS	Charles St
HS	Hulme St



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

- Site
- 500m radius
- 1km radius
- Cumulative Project

Map Ref	Name
1	Sister Plot C (143024/FO/2025)
2	Charles Street Multi Storey Car Park (Plot H Sister) (143741/FO/2025)
3	Charles Street (138808/FO/2023)
4	Echo Street (136874/FO/2023)
5	Former London Road Fire Station (125712/FO/2019)
6	Upper Brook Street Masterplan (137401/FO/2023)
7	Boulton House (143253/FO/2025)
8	Baring Street (127486/FO/2020)
9	Land At Baring Street Adjacent To The River Medlock (137263/FO/2023)
10	Cambridge Halls Of Residence (142888/FO/2025)
11	Mayfield Park(124972/FO/2019)
12	Mayfield, Phase 1 (125248/FO/2019)
13	Mayfield Phase 1B (141788/FO/2024)
14	Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road (137399/FO/2023)
15	Sparkle Street (139986/FO/2024)
16	Stocktons (142535/FO/2025)
17	Plot 9B First Street (141786/FO/2024)
18	Plot 11 Block C First Street (138831/FO/2023)
19	One Medlock Street (135419/FO/2022)
20	Portugal Street East (121099/FO/2018)
21	Viadux Phase 2 (139715/FO/2024)
22	2-4 Whitworth Street (141773/FO/2024)
23	Plot F Great Jackson Street (132199/FO/2021)
24	Plot G 34 Great Jackson Street (129273/FO/2021)
25	Plot D, Great Jackson Street (137227/FO/2023)
26	Part Of Plot C And Plot E Great Jackson Street (137226/FO/2023)
27	Faraday Tower (143769/FO/2025)
28	All Saints Campus Library (143943/FO/2025)

CLIENT:
iQ Student Accommodation

PROJECT:
Weston Halls and Pendulum Hotel, Manchester

DRAWING:
Cumulative Project Plan

PROJECT NUMBER:
03517

DRAWING NUMBER:
Figure 15.1

CHECKED BY:
SM

REVISION:
2.0

STATUS:
Final

DATE:
December 2025

SCALE:
1:7,000 @ A3

Turley
EIA