

8 RESIDUAL EFFECTS AND MITIGATION SUMMARY

Introduction

- 8.1 This Chapter forms the summary of the Environmental Statement ("ES"), which provides an assessment of the likely significant environmental effects as a result of the Proposed Development on land located within Wythenshawe Town Centre, Manchester. The site is situated within the administrative area of Manchester City Council ("MCC").
- 8.2 The consultants who have contributed to the preparation of this ES are referenced in the Competency Statement at **Appendix 1.1**, along with information demonstrating their *"expertise to ensure the completeness and quality of the ES"*, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) (amended in 2018).

Availability and Comments

- 8.3 This ES can be viewed online on MCC's website and at their offices outlined below:

MCC

- www.manchester.gov.uk
 - 0161 234 4516
 - Planning Building Control and Licensing - Growth and Development, Town Hall Extension, Lloyd Street Manchester M2 5DB
 - Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA
- 8.4 Additional copies of the Non-Technical Summary ("NTS") (no charge), ES Volume 1 (£100 plus postage) and the Technical Appendices (£150 plus postage) are available from Asteer Planning LLP, 3rd Floor, Calico, 53-55 Mosley Street, Manchester, Greater Manchester, M2 3HQ. The complete ES can also be obtained in USB for £10 from the same address.
- 8.5 Comments on the planning application should be sent to MCC's Planning Department.

The Environmental Statement – Scope and Methodology

- 8.6 In order to determine the scope of the EIA, the EIA Regulations make provision for, but do not require, an applicant to request that the local planning authority (LPA) provide a written

opinion as to the information to be provided within the ES. A request for a Scoping Opinion was submitted on behalf of the Applicant to MCC on the 15th October 2025 (see EIA Scoping Report, **Appendix 2.1**). The request described the site context, the nature and purpose of the Proposed Development, and identified the proposed scope and structure of the EIA for MCC's consideration. Following this, MCC issued their Scoping Opinion on 5th November 2025 (**Appendix 2.2**).

- 8.7 In summary, MCC agreed to the suggested disciplines and methodology set out in the submitted Scoping Report.
- 8.8 The following technical topics and an assessment of the associated likely significant environmental effects have therefore been taken forward and assessed within the EIA and are reported in the ES (i.e. 'scoped-in'). These include:
- Socio-economics and Health; and
 - Climate Change.
- 8.9 Each technical Chapter has identified "*likely significant effects*" using an assessment criteria which often, but not always, reflects the relationship between the magnitude or severity of an effect; and the sensitivity, importance or value of the resource or receptor.
- 8.10 Where necessary, mitigation measures have been proposed to ameliorate effects specific to an environmental theme, many of which are purposely incorporated into the design of the proposals and are highlighted as Embedded (Primary) Mitigation. Further (Secondary) mitigation or enhancement measures have also been proposed where required, which may be subject to appropriate planning conditions or obligations. These are set out in further detail below.

The Application Site Location

- 8.11 The Proposed Development site is situated within an existing urban setting in Wythenshawe Town Centre. The combined area of the Proposed Development site and the wider DF area extends to 22.97 hectares (ha) (as shown on Figure 2.1), which is bound by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56. Rowlands Way creates an additional north-south route through the eastern portion of the wider Development Project area, connecting Poundswick Lane and Simonsway.

The Proposed Development and Alternatives

8.12 This global ES supports the three separate full planning applications for each plot (Brotherton House, C2 The Birtles and Alpha House) through one singular assessment. Given, the interlinked nature of each application, they are considered to constitute a single project for the purposes of this assessment. Therefore, the 'Proposed Development' as described in this ES collectively refers to the three applications. In addition, it is acknowledged that the proposals are being brought forward following the adoption of the Wythenshawe Civic Development Framework ('DF') (2023). Two of the plots are located within the Wythenshawe Civic DF area (Plot C.2 and 2.1) and the remaining plot (Plot 3.3) is located immediately adjacent to the boundary of the DF area.

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

Brotherton House

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

C2 The Birtles

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

Alpha House

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

Consideration of Alternatives

8.14 Where alternatives have been considered, the EIA Regulations state 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"*.

8.15 The main alternatives which the Applicant has considered include:

- The 'No Development' Alternative and Future Baseline.
- Alternative Designs and Site Configuration.

Planning Policy Context

8.16 For the site, the relevant Development Plan comprises:

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

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

Socio-economics and Health Residual Effects

8.18 A baseline assessment in a defined study area was carried out, to understand the existing socio-economic and health conditions in the area. The findings of this assessment in respect of each receptor is summarised below:

- **Population:** The Immediate and Wider Zones have large working age populations, and larger than average population of under 16s.
- **Deprivation:** Both the Immediate and Wider Zones experience very high levels of deprivation.
- **Housing:** Housing in the Wider Zone is unaffordable, albeit more affordable than national averages. Housing delivery in the Wider Zone has exceeded requirements. A very high proportion of households in the Immediate Zone live in social rented accommodation.
- **Employment and economy:** The Wider Zone has a high unemployment rate, and wages are below average. In the Immediate Zone, occupations tend towards those associated with lower wages and lower skills.

- **Education:** The Immediate Zone has a less qualified population when compared to averages. There is a healthy level of capacity available within local primary and secondary schools.
- **Health and wellbeing:** The health of residents in the Immediate and Wider Zones is lower than regional and national averages. There is a high level of capacity available within local GPs.
- **Open space:** There are some accessibility and quality issues within open spaces in the Immediate Zone.

Summary of Likely Residual Effects

Construction Phase

- 8.19 Impacts have been modelled for the Proposed Development, and for the wider DF area separately.
- 8.20 During the construction phase of the Proposed Development, there is not expected to be any significant impacts.
- 8.21 During the construction phase of the DF, there is expected to be one significant impact, if brought forward in line with the aspirations set out in the development framework:
- **Employment and economy:** there will be a moderate beneficial impact due to the creation of 458 temporary FTE jobs per annum, and the generation of £164m GVA.

Completed Development

- 8.22 During the operational phase of the Proposed Development, there are expected to be significant residual impacts on two receptors:
- **Deprivation:** there will be a moderate beneficial impact on this receptor as the Proposed Development will make improvements across several domains of deprivation.
 - **Employment and economy:** there will be a moderate beneficial impact on this receptor as the Proposed Development will support a total of 41 FTE jobs in the retail and leisure sector, through both on-site employment, and increased residential spending in the local area. The Proposed Development would also support a total GVA of £11m.

8.23 During the operational phase of the DF, there are expected to be significant residual impacts on four receptors if brought forward in line with the aspirations set out in the development framework:

- Population: there will be a moderate beneficial impact on the receptor of population as occupation of the DF would increase the Immediate Zone's population by 6%.
- Deprivation: there will be a major beneficial impact on this receptor as the DF will make improvements across several domains of deprivation.
- Housing: there will be a moderate beneficial impact by adding another 1,350 dwellings to the local housing stock, the delivery of which is equivalent to 4% of the Wider Zone's housing requirements over a ten-year period.
- Employment and economy: there will be a major beneficial impact on this receptor as the DF will support a total of 1,760 FTE jobs, through both on-site employment, and increased residential spending in the local area. The Proposed Development would also support a total GVA of £482m.

Conclusion

8.24 During the construction phase, the Proposed Development is expected to have beneficial, but not significant impacts, in the receptors of employment and economy and education. The DF is also expected to have beneficial impacts on these two receptors, the former of which is expected to be significant.

8.25 During the operational phase, it is anticipated that the Proposed Development will have significant beneficial impacts on the receptors of deprivation and employment and economy. The DF area is expected to have significant beneficial impacts on the receptors of population, deprivation, housing and employment and economy if brought forward in line with the aspirations set out in the development framework:

8.26 Accounting for mitigation and enhancement measures, it is not anticipated that neither the Proposed Development or DF will have any adverse significant impacts.

Climate Change Residual Effects

Summary of Baseline Conditions

8.27 In relation to Part A the impact of the project on climate change, i.e. greenhouse gas emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the site remains in its current condition. The site is situated within an existing

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

- 8.28 In relation to Part B, the existing baseline for the climate change resilience assessment is the current climate in the location of the Proposed Development. Historic climate data obtained from the Met Office website recorded by the closest meteorological station to the Proposed Development (Rochdale Station) with comparable data, for the 30-year climate periods of 1961-1990 and 1991-2020, shows an increase in the average annual maximum daily temperature.
- 8.29 The Met Office baseline climate averages for the Northwest England and North Wales District identify gradual warming between 1961 and 2010. Average annual rainfall (mm) has also increased over this period.
- 8.30 The Met Office website confirms that past severe weather events in the last 5 years have included record breaking heatwaves, severe flooding, severe winter weather with significant snowfalls, and storm and high wind events.
- 8.31 UK Climate Projections published in 2018 (UKCP18) have been developed by the UK Climate Impacts Programme (UKCIP) to provide projections for future climatic scenarios and trends. The predictions for summer and winter changes by the 2070s, include potentially drier, warmer summers, and warmer, wetter winters.

Summary of Likely Residual Effects

Construction Phase

- 8.32 Best practice guidance recommends that the Proposed Development is assessed against whether its greenhouse gas emissions align with the UK's path towards net zero carbon by 2050. The Royal Institute of British Architects (RIBA) have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050.
- 8.33 Initial modelling of embodied carbon emissions has been undertaken which shows a moderate adverse effect on climate change, which is significant. This means that the

embodied carbon emissions are in line with the RIBA 2030 Climate Challenge target for 2025, but exceed the target for 2030. However, through a commitment to achieving the RIBA 2030 Climate Challenge target as part of a Construction Embodied Carbon Management Strategy prepared during the construction stage design, the effect is reduced to Minor Adverse, not significant.

Completed Development

- 8.34 Initial calculations of operational energy emissions show a Minor Adverse effect on climate change, which is not significant. This means that the predicted operational energy performance is in line with the target set by RIBA for 2030, and therefore the Proposed Development is in line with measures necessary to achieve the UK's trajectory towards net zero.
- 8.35 Operational transport emissions predominantly through residents' car trips, are predicted to have a Minor Adverse effect on climate change, which is not significant.
- 8.36 A number of possible effects of climate change have been identified which may have an effect on the Proposed Development during the Operational Phase. These include possible effects on building occupants, users of the public realm and the public realm and buildings themselves.

Conclusion

- 8.37 The assessment identifies significant effects in relation to climate change in relation to the embodied carbon emissions, with all plots exceeding the RIBA 2030 Climate Challenge target by a substantial margin. However, no significant effects have been identified in relation to climate change in relation to operational energy or transport.

Inter-Project and Intra-Project Cumulative Effects

- 8.38 The ES responds to the requirement in the EIA Regulations to consider and assess if required the cumulative effects of the Proposed Development. Within EIA, cumulative effects are generally considered to arise from inter-project cumulative effects (the combined effects of development schemes which may, on an individual basis be insignificant, but cumulatively, have significant effects).
- 8.39 The assessment has considered the effects associated with other development schemes identified through the assessment process. No inter project cumulative effects have been identified through the construction or operational stages of the Proposed Development.

- 8.40 The second category, intra-project cumulative effects, is concerned with the combination of some or all of the effects predicted by the EIA affecting a particular receptor which may collectively cause a change of greater significance than individually. These are referred to as synergistic effects and have been assessed by professional opinion. An example of a synergistic effect could be related to disturbance of archaeological features and release of ground contaminants during construction combining to generate a significant adverse effect affecting a sensitive receptor.
- 8.41 The EIA has taken into consideration synergistic effects on identified receptors as a consequence of collective actions (refer to **Chapters 6-7**). Constraints and identified sensitive receptors have been considered in detail throughout the Proposed Development's design evolution, including the consideration of proposed site preparation and construction techniques. The aim of this process has been to address the potential for significant adverse effects and ultimately to address significant residual effects in isolation or in-combination (i.e. synergistic effects). The measures identified to address the potential for significant effects have, for the most part, been designed-in to the Proposed Development and considered in the EIA as embedded or designed-in mitigation. As discussed within **Chapter 4: Proposed Development and Alternatives**, the design evolution process has been informed by the site's opportunities and constraints which have helped to refine and structure the scheme. Any measure that is not specifically designed-in feature of the Proposed Development is described as further mitigation measure in the relevant technical chapter and set out below in **Table 8.1** below.
- 8.42 No intra-project cumulative effects have been identified as part of assessment process.

Summary of Mitigation Measures Identified within the Environmental Statement

- 8.43 The residual effects of the Proposed Development have been assessed as part of the EIA and can be described as the effects which remain after the implementation of the embedded and any further mitigation measures. The residual effects have been identified for each category in the preceding section and within each technical chapter (**Chapters 6-7**). It is expected that the appropriate mitigation measures will be secured through appropriately worded planning conditions or planning obligation (where required).

Summary of Mitigation Measures

- 8.44 Table 8.1 below outlines the mitigation and enhancement measures identified within each of the environmental disciplines included within this ES.
- 8.45 These are application to each application.
- 8.46 Measures required for the wider DF, will be determined as each application comes forward.

Table 8.1: Summary of Mitigation Measures

Environmental discipline	Measure to avoid, reduce or manage any adverse effects and/or to deliver beneficial effects	How measures would be secured		
		By Design	By S.106	By Condition
Socio-economics and Health – Construction Phase	Compliance with a Construction Environmental Management Plan			X
	Implementation of a Construction Partnership			X
Socio-economics and Health – Completed Development	Implementation of Residential Travel Plan			X
Climate Change – Construction Phase	Construction Embodied Carbon Management Strategy			X
Climate Change – Completed Development	Inclusion of Energy Strategy measures within the design and compliance with Building Regulations	X		X

Conclusions

- 8.47 The aim of the ES has been to assess the “*likely significant effects*” of the Proposed Development in accordance with the Town and Country Planning Environmental Impact Assessment Regulations 2017. Detailed assessments with respect to pertinent environmental topics have therefore been undertaken in accordance with definitive standards and legislation where available. The ES forms part of the planning application documentation submitted to MCC and will inform their decision making process.