Robert Street, Manchester

Environmental Statement Non-Technical Summary

April 2026

BURO HAPPOLD

BURO HAPPOLD

Robert Street

Non-Technical Summary

035057

14 April 2026

Revision 00

Copyright © 1976 – 2026 Buro Happold. All Rights Reserved.

Revision	Description	Issued by	Date	Checked
00	Planning submission	AW	14/04/26	HL

This report has been prepared for the sole benefit, use and information of Rani Developments Limited for the purposes set out in the report or instructions commissioning it. The liability of Buro Happold Limited in respect of the information contained in the report will not extend to any third party.

written by	**Anna Whiter**
approved	**Helen Lund**
signature	
date	**14/04/2026**

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

Contents

1 INTRODUCTION 7

2 THE SITE AND DEVELOPMENT PROPOSALS 9

3 ENVIRONMENTAL IMPACTS 14

4 CONCLUSIONS 23

Table of Tables

Table 2—1 Indicative Construction Programme 11

Table 3—1 Summary of supplementary mitigation measures required to limit demolition and construction effects 21

Table 4—1 Summary of significant residual effects 23

Table of Figures

Figure 2—1 Site location plan 9

Figure 2—2 Surrounding context in Manchester 10

Figure 2—3 Proposed development scale and layout (Tim Groom Architects, 2026) 11

Figure 2—4 The proposed development landscaping masterplan (Land Studio, 2026) 12

Figure 2—5 Proposed brick work material palette and surrounding architectural context (Tim Groom Architects, 2026) 13

Figure 3—1 Zone of Visual Influence: areas where the proposed development would be seen at street level are shaded blue 18

Figure 3—2 Viewpoint 13, Julia Street: current view without the proposed development (left), view with proposed development (right) 20

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

Glossary

Term	Definition
AVR	Accurate visual representations
BRE	Building Research Establishment
CEMP	Construction Environmental Management Plan
EIA	Environmental Impact Assessment
ES	Environmental Statement
FTE	Full Time Equivalent
GHG	Greenhouse Gas
GP	General Practitioner
HMP	His Majesty's Prison
ICOMOS	International Council on Monuments and Sites
IEMA	(formally known as) Institute of Environmental Assessment and Management
NDHA	Non-designated Heritage Asset
NHS	National Health Service
NPPF	National Planning Policy Framework
NTS	Non-Technical Summary
SRF	Strategic Regeneration Framework
tCO2e	Tonnes of Carbon Dioxide Equivalent
VIA	Visual Impact Assessment
ZVI	Zone of Visual Influence

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

1 INTRODUCTION

1.1 OVERVIEW

Rani Developments Limited (the applicant) is seeking full planning permission for the:

"Demolition of existing structures and erection of a part 10, part 11, part 14 and part 20 storey residential building comprising 189 units with associated residents' amenity space, servicing and public realm."

Details and images of the proposed development are provided in Section 2. As part of the planning application process, an assessment has been undertaken of the potential environmental effects of the proposed development. This assessment process is formally called 'Environmental Impact Assessment' or 'EIA'.

1.2 WHAT IS AN ENVIRONMENTAL IMPACT ASSESSMENT?

An Environmental Impact Assessment (EIA) is a process of collation of data about the conditions on a site ('baseline data'), review of the proposals for redevelopment and consideration (based on professional experience and opinion) of the potential for the development to give rise to significant environmental effects. Such effects could arise either during the construction of the development, or later once construction is complete and the development is being used by its new occupants.

The EIA process involves inputs from many different technical specialists who all have expertise in their own specific areas such as socio-economics, wind and built heritage, to name a few. Each individual team considers the potential for the development to give rise to environmental effects in respect of their area of specialism and then recommends whether any 'mitigation measures' (that is, actions which could be carried out to reduce/offset the scale of an effect) are necessary to ensure environmental effects of the development are not significant.

It is a collaborative exercise and once technical specialists have considered the potential for effects as a result of the development they then consider whether there might be any 'cumulative effects' - these could arise as a result of other developments also taking place in the vicinity of the site, or as a result of a number of different environmental effects all impacting on a certain receptors (for example, on people living in a certain area, or a natural feature of the environment or a species which is present).

The findings of the EIA process are reported in a document called an Environmental Statement (ES). The ES is submitted with the planning application and will be uploaded to the local planning authority's website, along with this Non-Technical Summary (NTS), so that it will be in the public domain for anyone to view.

1.3 THE PURPOSE OF THIS DOCUMENT/WHAT IS A NON-TECHNICAL SUMMARY?

The findings of the EIA process are summarised in detail in the ES. This NTS provides easily accessible information to interested parties. This NTS sets out what land is involved in the planning application, what is proposed if planning permission is granted, and what the potential significant environmental effects are likely to be (based on the technical assessment work which has been undertaken).

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

1.4 WHY AN ENVIRONMENTAL IMPACT ASSESSMENT HAS BEEN CARRIED OUT

Whether or not a development proposal requires environmental impact assessment is set out in law. In England, the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 govern this process.

Projects that require or may require EIA, an "EIA development", are set out in Schedule 1 and 2 of the EIA Regulations. The proposed development does not fall under any of the types of development set out in Schedule 1 of the EIA regulations, however it is classed as Schedule 2 development. The relevant Schedule 2 thresholds above which an EIA is required if significant environmental effects are considered likely are:

- The development includes more than 1 hectare of urban development which is not dwelling house development; or
- The development includes more than 150 dwellings; or
- The overall area of the development exceeds 5 hectares.

Whilst the site is only circa 0.3ha in area, the proposed development will deliver 189 homes over a mixture of 1 and 2 bed apartments and 2 bed townhouses. To achieve this, the proposed development will see the substantial redevelopment of the site, from an industrial shed unit occupied by a padel tennis centre into a residential tower of up to 20 storeys and approximately 16,500m^2 gross internal area.

It is likely the proposed development will give rise to significant environmental effects. Therefore, and following discussion with Manchester City Council at the pre-application stage, the applicant is proceeding with the preparation of an EIA for the proposed development, including the production of this ES and NTS.

1.5 SCOPE OF THE ENVIRONMENTAL IMPACT ASSESSMENT

Regulation 15 of the EIA Regulations indicates that an applicant may ask the relevant planning authority, in this case Manchester City Council, to state in writing their opinion as to the information to be provided in the ES (a "scoping opinion"). However, carrying out EIA Scoping is not a mandatory requirement under the EIA Regulations.

Due to programme constraints, a formal scoping exercise to obtain a scoping opinion was not undertaken. However, during preapplication discussions with Manchester City Council it was agreed the proposed development was an EIA development and the council provided an informal view on the scope of the ES. The project team considered the likely significant environmental issues relating to the site and the proposed development and concluded an ES containing the following topics was appropriate:

- Socio-economics;
- Greenhouse gas emissions;
- Wind microclimate;
- Daylight and sunlight;
- Built heritage; and,
- Townscape, heritage and visual impact.

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

2 THE SITE AND DEVELOPMENT PROPOSALS

2.1 WHAT IS BEING BUILT?

A residential development of 189 homes (in a mix of apartments and townhouses) with amenity space, servicing and public realm areas. The proposed development will include garden spaces at the ground floor and roof terraces on levels 10 and 11. The building will have a gross internal area of approximately 16,500m^2.

2.2 WHERE WILL IT BE BUILT?

A map showing the location of the proposed development is provided in Figure 2—1. The site area is outlined in red. The site occupies approximately 0.3 hectares of land in an area of north Manchester close to the City Centre known as Strangeways. The site is bound by Robert Street to the east and Dutton Street to the south.

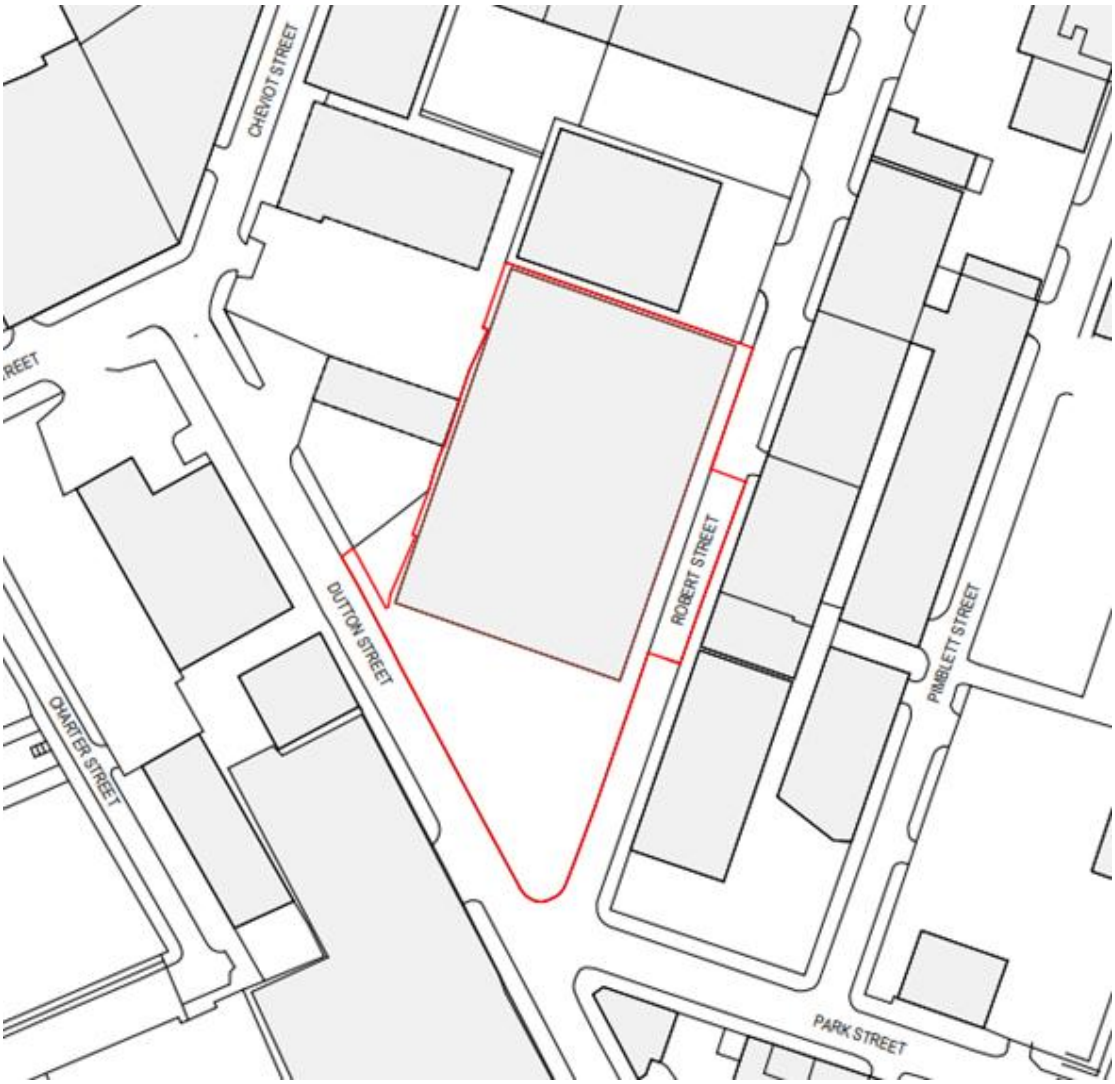


Figure 2—1 Site location plan

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

A map showing the indicative site boundary in context with the surrounding area, is shown in Figure 2—2.

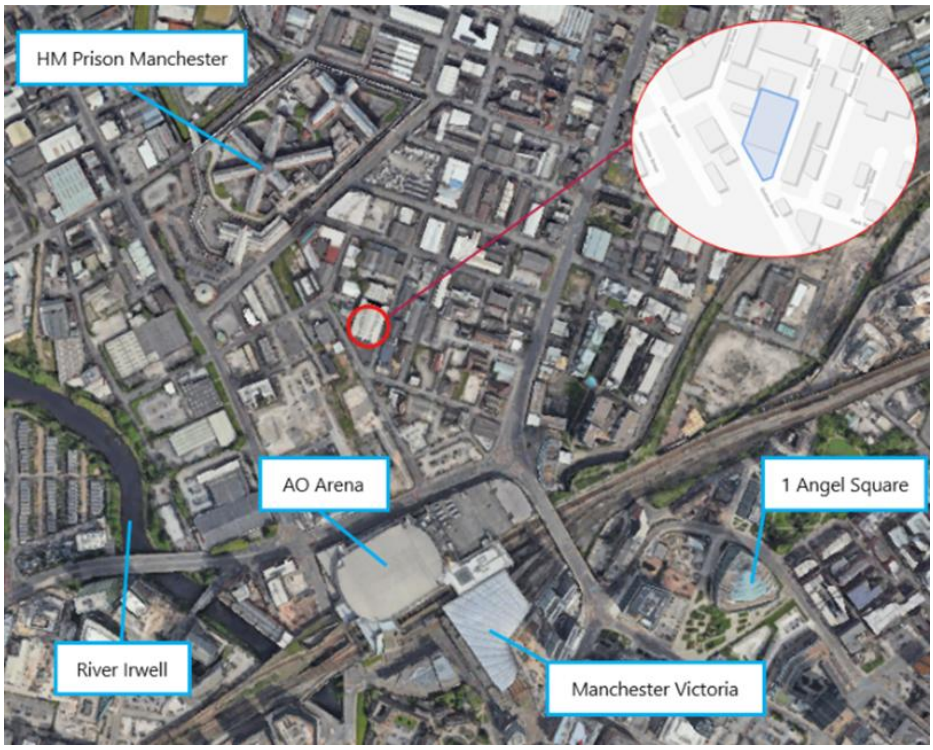


Figure 2—2 Surrounding context in Manchester

At present, the site is occupied by Pure Padel Manchester, an indoor sports venue, approved under temporary planning consent 139686/FO/2024. The site consists of an industrial warehouse building, housing six indoor padel courts and associated amenities, and car parking spaces for approximately 18 vehicles.

The site is not within and does not contain any nationally designated statutory or non-statutory heritage or archaeological sites, such as Scheduled Monuments, Registered Parks or Gardens or Listed Buildings.

The site is not within and does not contain any land-based ecological or nature designations such as Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest or Special Areas of Conservation.

2.3 WHY IS IT BEING BUILT HERE?

The site has been acquired by the applicant for development purposes. The site is located within a part of Manchester which has been designated as the Great Ducie Street Strategic Regeneration Framework (SRF) area. Manchester City Council aims to create a mixed use neighbourhood with a strong sense of place and community, promoting high-quality development in the area. There is support for the redevelopment of the site within the SRF.

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

2.4 WHEN WILL IT BE BUILT?

The main construction works are planned to start in July 2027 with building complete by May 2028. The indicative construction programme is outlined in Table 2—1.

Table 2—1 Indicative Construction Programme

Construction activity	Estimated date
Site setup (mobilisation, demolition and clearance)	April 2027 – June 2027
Construction period, up to completion of fit out	July 2027 – May 2028
Building Safety Regulation Gateway 3 checks	June 2028
Residents start moving in	July - August 2028

2.5 WHAT WILL IT LOOK LIKE?

The multi-storey residential building predominantly consists of 1 and 2 bed apartments, and at ground floor level includes four townhouses which front Robert Street, Figure 2—3. Throughout the building are areas of amenity and circulation, with private access landscaped roof terraces on storeys 10 and 11.



Figure 2—3 Proposed development scale and layout (Tim Groom Architects, 2026)

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

The landscape masterplan for the proposed development, Figure 2—4, incorporates public space and gardens at the ground floor. Landscaping at the entrance improves accessibility and pedestrian permeability across the site, in connection to the wider area, and fosters a sense of community and interaction. The garden in the rear courtyard provides a private amenity space for residents, using attractive planting and lighting to support wildlife conservation. The two roof terraces also provide amenity space, with ecological and sense-of-place enhancements incorporated into the design through planting and communal seating areas.



Figure 2—4 The proposed development landscaping masterplan (Land Studio, 2026)

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

The colours and materials chosen for the brickwork reflect the architectural character of neighbouring buildings, which features red and dark tones, brickwork detailing and façade depth, Figure 2—5.



Figure 2—5 Proposed brick work material palette and surrounding architectural context (Tim Groom Architects, 2026)

2.6 WHO HAS BEEN TOLD ABOUT THIS DEVELOPMENT?

The pre-application process has enabled the project team to engage with statutory and non-statutory consultees (e.g. Manchester City Council, Environment Agency, United Utilities and Greater Manchester Archaeological Advisory Service). The general public have also had an opportunity to learn about and comment on the proposals via a dedicated website. The overall feedback was positive, with all respondents either strongly supporting (60%) or supporting (40%) the proposed development.

The consultation feedback has provided a greater understanding of relevant constraints and has helped the consideration of alternatives in the evolution of the design and the production of supporting planning documents.

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

3 ENVIRONMENTAL IMPACTS

3.1 CONSIDERATION OF EFFECTS

To aid the reader's understanding of the environmental effects discussed in this section, it should be noted that in general, the significance of an effect has been defined as being major, moderate, minor or negligible. Major and moderate effects are considered to be 'significant' and minor or negligible considered 'not significant'.

Effects can have a neutral, positive or negative influence on receptors and resources. This EIA uses the terms 'beneficial' to describe a positive effect, and 'adverse' to describe a negative effect.

Full details of the assessment methodology can be found in Chapter 4, Methodology, Volume I of the ES, with further details contained within the respective technical chapters.

In all cases effects have been considered during demolition and construction as well as when the development is built and operational.

3.1.1 SOCIO-ECONOMICS

Introduction

The socioeconomic assessment evaluates the economic and social effects of the proposed development on existing conditions at the site during both the construction and operational phases of the project. The socioeconomic assessment has drawn on data from the Office for National Statistics, including population projections, the Census, and Annual Population Survey, as well as NHS England's General Practice Workforce dataset. The assessment evaluates the economic effects of carrying out the development, such as the generation of employment, within the area of the intervention and outside of it. It also considers how changes in the areas of the proposed development, such as an increase in employment, may lead to a reduction in employment elsewhere (e.g., from existing uses on site). The assessment considers wider economic benefits (indirect and induced multiplier effects) that may be generated from investing in the proposed development. This includes supply chain benefits from workers spending money in the surrounding economy. The assessment also evaluates the impacts of the proposed development on surrounding social and community infrastructure.

Demolition and construction effects and mitigation

It is estimated that the proposed development will support a total of 33 FTE jobs during the temporary demolition and construction phases. Overall, the direct, indirect, and induced employment generated during the demolition and construction phases have been assessed to result in an overall negligible effect on the Manchester economy. As no effects have been identified that have a significant adverse socioeconomic impact, no mitigation is required.

Operational effects and mitigation

Most of the effects identified for the operational phase of the proposed development have been assessed to have either a minor beneficial or negligible effect. Beneficial impacts include increased local spending from new residents which brings benefits to local businesses, and contributions to housing targets. As a small amount of publicly accessible open space is provided on site, this has been assessed as minor beneficial. It is assessed that there is sufficient capacity in primary and secondary education phases to support the demand generated for new school places as a result of new residents, and as such, the effect has been assessed as negligible. Employment generation during the operational phase has also been assessed as negligible.

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

The increased pressure on healthcare facilities has been assessed as minor adverse, as there is currently overcapacity in surrounding GP facilities, and the new residents will place slight increased pressure on existing facilities. However, the number of new residents is not enough to substantially increase the pressure on healthcare facilities, and it is therefore assessed as minor and not significant. The effect of the proposed development on existing employment has also been assessed as minor adverse, as the construction of the proposed development will require the removal of existing buildings which support employment.

Residual effects and conclusions

Effects identified in the evaluation of the construction and operational phases of the proposed development were assessed as either minor adverse, negligible, or minor beneficial. As no impacts have been identified as having a significant adverse socio-economic effect, no mitigation is required.

The proposed development contributes to local socioeconomic objectives including housing delivery, enhancing neighbourhood quality, and providing development on the City Centre Fringe and Strangeways to extend city centre regeneration, providing an overall negligible to minor long-term and permanent benefit.

3.1.2 GREENHOUSE GAS EMISSIONS

Introduction

The greenhouse gas (GHG) emissions assessment considers the likely environmental effects of GHG emissions associated with the proposed development. The Institute of Environmental Assessment and Management (IEMA) Environmental Impact Assessment Guide to: Assessing Greenhouse Gas Emissions and Evaluating their Significance 2nd Edition (IEMA, 2022) guidance has been used to inform the assessment.

Demolition and construction effects and mitigation

At the construction stage of the proposed development, GHG emissions associated with the following sources have been assessed:

- Material extraction, transportation and manufacturing of construction products; and
- Product delivery to site and the installation process.

The total GHG emissions associated with the construction of the proposed development have been calculated. GHG emissions during construction equate to are approximately 14,087.73 tonnes of carbon dioxide equivalent (tCO_2e).

It is considered that the proposed development is consistent with applicable existing and emerging net zero policy requirements for projects of this type. Therefore, in line with the IEMA GHG Guidance, the construction phase is considered to give rise to a minor adverse effect that is not significant.

3.1.3 Operational effects and mitigation

At the operational stage of the proposed development, GHG emissions associated with the following sources have been assessed:

- Embodied carbon for the operation of the built asset over its entire lifecycle, from practical completion to the end of its service life, including use, maintenance, repair, refurbishment and replacement;
- GHG emissions associated with operational energy use;
- GHG emissions associated with operational water consumption;

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

- GHG emissions associated with delivery and servicing vehicles; and
- Embodied carbon associated with the demolition and disassembly of the proposed development at the end of its life.

The total GHG emissions associated with the operation of the proposed development and its end of life have been calculated to be approximately 31,213.22 tonnes of carbon dioxide equivalent (tCO_2e).

It is considered that the proposed development is consistent with applicable existing and emerging legislation and policy requirements for projects of this type. Therefore, in line with the IEMA GHG Guidance, the operational phase is considered to give rise to a minor adverse effect that is not significant.

Residual effects and conclusions

In line with the IEMA GHG Guidance, the residual greenhouse gas emissions effects associated with the proposed development during both construction and operational stages are considered to be minor adverse and not significant, requiring no mitigation.

3.1.4 WIND MICROCLIMATE

Introduction

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

The wind microclimate has been assessed through comparison of computational simulations of the wind around the site and surrounding area with and without the proposed development.

Conditions have been assessed on local thoroughfares, roadways, building entrances (both for the proposed development and surrounding buildings) and amenity spaces (including the proposed public realm, courtyard, roof terraces and balconies.

Conditions have been assessed for a scenario with the proposed development within the existing surrounding buildings, and also a scenario which accounts for future planning consented schemes.

Demolition and construction effects and mitigation

All demolition and construction wind effects upon thoroughfares, roadways, off-site entrances and other areas accessible to pedestrians and cyclists are assessed to be negligible, and not significant. Therefore supplementary mitigation is not required.

Operational effects and mitigation

All operational wind effects upon thoroughfares, roadways, off-site entrances, proposed entrances, amenity and other areas accessible to pedestrians and cyclists are assessed to be negligible, and not significant. Therefore supplementary mitigation is not required. Residual effects and conclusions

There are no significant residual wind microclimate effects, all residual effects are negligible.

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

3.1.5 DAYLIGHT AND SUNLIGHT

Introduction

The assessment of daylight and sunlight effects is based on the amount of visible sky and direct sunlight available to surrounding properties before and after the construction of the proposed development.

Using a detailed 3D model of the site and surrounding properties, and specialist assessment software, the levels of natural light and direct sunlight have been analysed under the current baseline condition.

The baseline has been assessed both with and without the proposed development in place, and results have been reviewed against the guidance given in the Building Research Establishment's (BRE) document entitled site layout planning for daylight and sunlight: A guide to good practice (the BRE Guidelines).

A cumulative assessment has also been undertaken to consider the effects of the proposed development in combination with two nearby developments (1 Park Place and 1 Lord Street).

Demolition and construction effects and mitigation

Potential daylight and sunlight effects relating to construction works will vary throughout the construction programme from negligible in the baseline position, gradually increasing to the potential effects identified for the completed proposed development. As the completed proposed development represents the worst-case assessment, construction effects have not been assessed.

Operational effects and mitigation

The overall effect of the proposed development upon the daylight and sunlight amenity within the surrounding residential properties is considered to be no greater than minor adverse. The nearby Old Brewery Gardens residential development will experience a small reduction in daylight levels, assessed as a minor adverse effect. The proposed development will have negligible effects upon sunlight amenity. The residual effects are not significant and therefore no mitigation is considered necessary.

Residual effects and conclusions

As no mitigation is considered necessary, the residual effect of the proposed development upon the daylight and sunlight amenity within the surrounding residential properties is considered to be no greater than minor adverse (not significant).

3.1.6 BUILT HERITAGE

Introduction

For the purposes of the built heritage assessment, built heritage is defined as components of the built historic environment which have some form of identified status, comprising Listed Buildings and Conservation Areas, inclusive of their settings.

Due to the scale of the proposed development, an initial study area of a 500m radius was proposed, assisted by on-site surveys and the information provided by the Zone of Visual Influence (ZVI) study undertaken in the Townscape and Visual Impact Assessment ES Chapter. This area of analysis has captured 22 listed buildings, Figure 3—1.

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

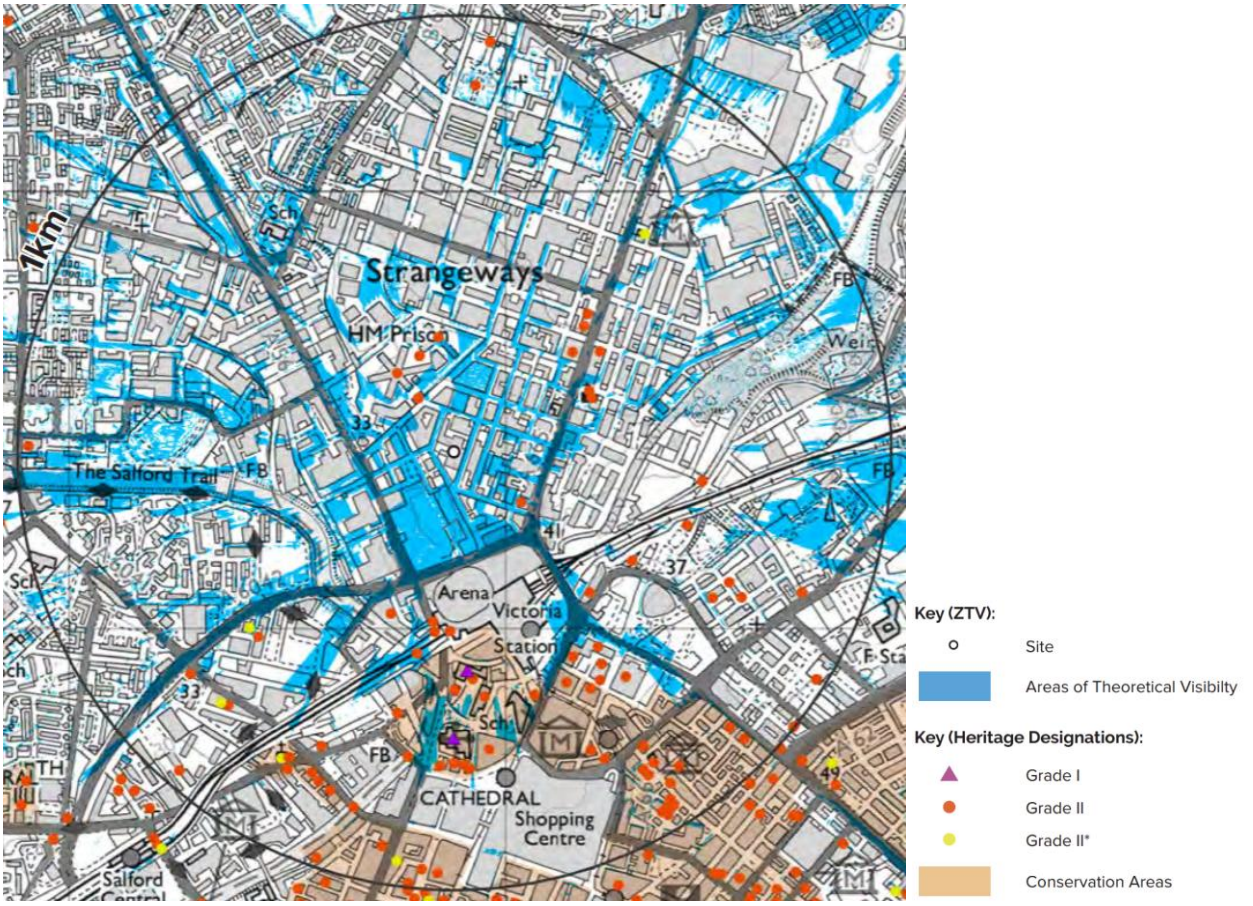


Figure 3—1 Zone of Visual Influence: areas where the proposed development would be seen at street level are shaded blue

Due to the density of buildings surrounding the site and the visibility of the proposed development from surrounding streets/buildings, as highlighted on the ZVI plan, and further illustrated through the verified views, it is considered that a number of identified listed buildings will not be susceptible to potential indirect impacts from the proposed redevelopment of the site, and, consequently, have been scoped out of assessment within the ES.

Consequently, a total of seven listed buildings have been considered as receptors. In addition to this, there are several non-designated heritage assets (NDHAs) within the immediate vicinity of the site, of which, 3-12 Park Place, 37 Park Street (Dutton Hotel), and 45-55 Julia Street (Clarence Hatworks), have been scoped into the assessment. Finally, the ZVI demonstrated that there would be limited visibility of the proposed development from the Cathedral Conservation Area.

The assessment methodology for the historic built environment is a synthesis of established guidance, best practice and professional judgement. The value of heritage attributes is assessed in relation to statutory designations, and priorities or recommendations set out in national research agendas, professional judgement is then used to determine the importance of the resource. The baseline situation of each asset is valued and the impact on them is assessed in order to give a significance of effect. Historic England Guidance has also informed this assessment.

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

Demolition and construction effects and mitigation

The construction phase will result in some disruption to the streetscape surrounding the site, resulting in some temporary adverse impacts upon the setting of the NDHAs 37 Park Street (Dutton Hotel), and 45-55 Julia Street (Clarence Hatworks).

It is therefore considered that the proposed development will give rise to negligible adverse indirect temporary impacts on the settings of these heritage assets during the construction phase. Paragraph 216 of the NPPF states that for NDHAS, "a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset". The effect on the settings of the non-designated heritage assets is not considered to be a significant effect in EIA terms.

Operational effects and mitigation

The Visual Impact Assessment (VIA)assesses seven key viewpoints (supporting a total of 15 views as part of the wider Townscape and Visual Impact Assessment), demonstrates that the proposed development has the potential to result in neutral to minor adverse/beneficial impacts on the settings of 11 identified heritage assets. All other identified heritage assets are considered to be unaffected by the proposed development, resulting in a 'neutral' impact on their setting.

There are no impacts that have been identified that are considered to result in significant effects. All impacts on designated heritage assets represent an impact to the lower end of 'less than substantial' as per Paragraph 215 of the NPPF. The effect on the settings of the non-designated heritage asset is not considered to be a significant effect in EIA terms.

Residual effects and conclusions

The residual effects of the proposed development following implementation of proposed mitigation are not considered to be significant in EIA terms and would result in three instances of minor adverse indirect impact on the setting of the Main Prison Block of HMP Manchester (grade II), The Tower of HMP Manchester (grade II), and the Former Boys Prison Block of HMP (grade II), and one instance of negligible adverse/beneficial indirect permanent impact on the setting of 37 Park Street (Dutton Hotel) (NDHA). The impact on designated heritage assets would equate to the lower end of 'less than substantial' as per Paragraph 215 of the NPPF. Regarding the setting of non-designated heritage assets, Paragraph 216 of the NPPF states that "a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

Any perceived instances of adverse impact (minor at most and therefore not significant) will be mitigated by the public benefits of the proposed development. The high-quality design of the proposed development represents embodied mitigation designed to limit as far as possible adverse impacts on the built historic environment within the study area.

3.1.7 TOWNSCAPE AND VISUAL IMPACT

Introduction

The townscape and visual impact chapter assesses the potential effects of the proposed development on townscape character and visual amenity. The assessment is based on 15 verified photomontage views (AVRs) prepared to Type 4 standard, desk study and site survey, following the methodology set out in the Guidelines for Landscape and Visual Impact Assessment (GLVIA3).

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

Demolition and construction effects and mitigation

Construction effects on townscape and visual receptors are assessed as minor adverse and not significant. The surrounding area is already subject to substantial ongoing construction activity. Construction management measures will be secured through a construction environmental management plan (CEMP).

Operational effects and mitigation

The proposed development responds to the Great Ducie Street SRF design principles with a four-tier stepped massing, new public square, active townhouse frontage and brick material palette. One significant visual effect has been identified at VP13 (Julia Street, 125m), assessed as moderate beneficial. The development delivers the SRF vision for the area and replaces views of underutilised land with a high-quality brick-clad building. All other visual effects and the townscape character effect are not significant.



Figure 3—2 Viewpoint 13, Julia Street: current view without the proposed development (left), view with proposed development (right)

Residual effects and conclusions

One significant residual effect has been identified (VP13: moderate beneficial, significant). All other effects are not significant. The proposed development can be accommodated within the townscape without unacceptable harm to the character of the area or the visual amenity of receptors, and will make a positive contribution to the ongoing regeneration of this part of Manchester.

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

3.2 SUPPLEMENTARY MITIGATION

Supplementary construction mitigation measures have been proposed for some of the assessed topics and are summarised in Table 3—1. As no significant operational effects have been identified, there are no proposed supplementary mitigation measures for the operational phase.

Table 3—1 Summary of supplementary mitigation measures required to limit demolition and construction effects

Topic	Adverse effect	Mitigation measure	Responsibility/mechanism for implementation	Timing
Greenhouse gas emissions	Construction process stage GHG emissions (lifecycle A4-A5)	Review opportunities to reduce the number and distance of construction transport trips, such as using locally sourced materials and implementing a travel plan for site staff.	Developer/contractor	Review opportunities to reduce the number and distance of construction transport trips, such as using locally sourced materials and implementing a travel plan for site staff.
		Review opportunities to reduce energy consumption associated with the construction and installation process such as minimising the use of on-site diesel generators, and implementing a site energy monitoring and improvement programme.	Developer/contractor	Review opportunities to reduce energy consumption associated with the construction and installation process such as minimising the use of on-site diesel generators, and implementing a site energy monitoring and improvement programme.
Built heritage	Indirect and temporary visual or setting effects	CEMP measures: • Use of high quality hoardings • Dust management • Regular cleaning of roads and the public realm surrounding the site • Edge protection to be affixed whilst concreting operations are in place • Implementation of a traffic management plan • Vibration monitoring	Developer/contractor	Demolition and construction period
Townscape and visual impact	Temporary townscape and visual effects	CEMP measures: • Use of site hoardings • Dust suppression and management • Implementation of a construction traffic management plan	Developer/contractor	Demolition and construction period

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

3.3 CUMULATIVE EFFECTS

There are two types of cumulative effects addressed in the ES:

- Interaction effects: the accumulation of different predicted effects generated by the proposed development upon the same sensitive receptors; and
- In-combination effects: the combination of predicted effects from adjacent or nearby scheme(s) together with those predicted for the proposed development.

An assessment has been undertaken of the potential for interactive cumulative effects to arise – that is, whether individual receptors could be subject to the interaction of more than one effect simultaneously, leading to more significant effects on those individual receptors:

- No construction phase interactive cumulative effects are anticipated.
- During operation, a negligible interactive cumulative effect upon local residents has been identified due to the combination of minor beneficial access to green and open spaces, alongside minor adverse effects upon access to GP healthcare.
- No other interactive cumulative effects are anticipated.

An assessment has also been taken, within each discipline, of the potential for the proposed development to give rise to cumulative effects when viewed "in-combination" with other developments:

- During construction, significant beneficial in-combination cumulative effects have been identified for local employment as a result of construction employment and job creation.
- During operation, significant beneficial in-combination cumulative effects have been identified for the local housing market as a result of the provision of approximately 5,000 new homes.
- No other significant in-combination effects have been identified.

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

4 CONCLUSIONS

4.1 SIGNIFICANT RESIDUAL EFFECTS

The technical assessments have concluded that the majority of environmental effects associated with the proposed development are deemed to be non-significant. The significant residual effects identified are beneficial in nature and therefore do not require further mitigation. No residual effects are deemed to be significant adverse.

The identified significant residual effects are summarised in Table 4—1 .

Table 4—1 Summary of significant residual effects

Topic	Effect	Residual significance
Demolition and construction		
No significant residual effects have been identified		
Operation		
Townscape and visual impact	The proposed development forms a prominent new element in the sightline of viewpoint 13, Julia Street, improving its visual amenity	Moderate beneficial
Cumulative effects		
Socio-economic in-combination effect (i.e. cumulative schemes)	Construction phase cumulative effect upon local employment due to the creation of jobs and workforce construction employment	Major beneficial
Socio-economic in-combination effect (i.e. cumulative schemes)	Operational phase cumulative effect upon the local housing market due to the provision of approximately 5,000 new homes	Moderate beneficial

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

4.2 SUMMARY

In summary, the proposed development will have potentially significant beneficial effects during the demolition, construction and operational phases. These effects are both from the proposed development alone, and when considered cumulatively with other nearby developments. No significant adverse effects have been identified.

During the demolition and construction phase there is the potential for a minor adverse, not significant effect upon the global atmosphere due to increased greenhouse gas emissions as a result of construction activities. Minor adverse effects are also anticipated for townscape and visual receptors: the townscape character of Park Place and visual effects of construction upon all viewpoints. Although the effects are not considered significant, supplementary mitigation measures have been proposed, including limiting construction phase emissions associated with transport, materials and energy consumption, and the use of site hoardings and dust suppression to manage townscape and visual effects. The proposed mitigation measures are to be secured via a CEMP prior to the commencement of site enabling works.

The cumulative effect upon local construction employment and job creation is expected to be major beneficial, and significant.

During operation, minor beneficial, not significant effects are anticipated for a number of socio-economic receptors associated with housing provision, local spending and resident's access to open spaces. A minor beneficial effect is also expected for the local townscape character, which is enhanced by the proposed development.

Operational minor adverse, not significant effects are anticipated for other socio-economic receptors: existing local employees at Pure Padel, whose jobs are displaced by the proposed development, and local residents facing increased demand for healthcare through GP services. Three sections of the HMP Manchester complex, a grade II listed building, have been assessed to experience minor adverse built heritage effects, as a result of indirect but permanent effects upon their visual settings. Minor adverse effects are also anticipated upon two blocks of the nearby Old Brewery Gardens residential site due to a small reduction in daylight levels.

A moderate beneficial, significant visual effect has been identified for viewpoint 13, Julia Street. The proposed development forms a prominent new element in the sightline of the view, improving its visual amenity.

Finally, a significant socio-economic cumulative effect is anticipated with respect to the local housing market. The cumulative schemes assessed in combination with the proposed development provide approximately 5,000 homes; a moderate beneficial effect.

Copyright © 1976 - 2026 Buro Happold. All Rights Reserved.

Environmental Consulting
Buro Happold Limited
Floors 5-8
The Featherstone Building
66 City Road
London
EC1Y 2AL
United Kingdom

BURO HAPPOLD