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Health Impact Assessment

Piccadilly Gardens

Client: Manchester City Council

13/08/2026

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Document Issue Sheet

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1

Introduction

1. Introduction



1.1 The main aim of a Health Impact Assessment (HIA) is to define the potential positive and negative impacts of a proposed development on health and wellbeing. It involves a multi-disciplinary approach including both qualitative and quantitative evidence from a range of sources.

1.2 Further purpose of an HIA is to understand and illustrate the health and wellbeing of the local population, in this case Manchester City Centre and Piccadilly ward, and help decision-makers make choices about alternatives and improvements to actively promote positive health outcomes and lifestyles.

Scheme Description

1.3 The formal description of development relating to the proposed scheme is as follows:

> *"Redevelopment and reconfiguration of Piccadilly Gardens comprising works to the public realm including public open space and use of space for events, together with decommissioning and removal of the existing fountain; creation of play space, lawn area, hard and soft landscaping; lighting; and drainage and other associated infrastructure; and severable plot for a future ancillary structure with associated interim landscaping."*



Figure 1 - Red Line Boundary



Figure 2 - 3D Aerial (from west) (Google Earth, 2026)

1.4 The Proposed Development seeks to improve the quality, accessibility, safety, environmental performance and functionality of Piccadilly Gardens through comprehensive public realm renewal, enhanced landscape and planting, a new central lawn, re-provided and enhanced play provision, improved movement routes, lighting and sustainable drainage infrastructure. The scheme is intended to create a more welcoming, inclusive, greener and better managed civic space which supports health, wellbeing, recreation, social interaction, active travel and community use.

1.5 As one of Manchester City Centre's principal civic spaces and a key transport interchange, Piccadilly Gardens plays an important role in shaping people's experience of the city centre. The Proposed Development will improve the quality, accessibility and functionality of the space, supporting Manchester City Council and Places for Everyone objectives to promote healthy, sustainable and inclusive places. The scheme also contributes to wider policy aspirations relating to public realm enhancement, biodiversity, active travel, public health, community safety and the creation of high-quality civic spaces.

Structure of the HIA



Figure 1 - Structure of HIA

2

Alignment with Policy and Guidance

2. Alignment with Policy and Guidance

National Planning Policy and guidance surrounding Health

2.1 The National Planning Policy Framework (NPPF) (2024) outlines the Government's planning policies for England, with a focus on promoting sustainable development. The planning system is required to fulfil social, economic, and environmental roles under this framework.

2.2 One of the key principles in the NPPF concerns the wellbeing of local communities. It encourages that planning processes should consider and support local strategies aimed at improving the health, social, and cultural wellbeing of all community members.

2.3 The NPPF is further supported by the Planning Practice Guidance (PPG). In the "Healthy and Safe Communities" section, the PPG stresses the importance of integrating health considerations into planning decisions with health and planning being approached in two key ways: by fostering environments that promote healthy lifestyles and by ensuring the necessary facilities are available for all levels of healthcare, including primary, secondary, and tertiary care, while accounting for population changes. (Ministry of Housing, Communities and Local Government, 2022)

2.4 Additionally, the PPG suggests that conducting a Health Impact Assessment (HIA) can be beneficial when significant health implications are anticipated. This growing emphasis on HIAs is reflected in broader planning trends, with professional bodies like the Royal Town Planning Institute (RTPI) and the Town and Country Planning Association (TCPA) undertaking studies on issues such as "healthy weight environments" and "housing for dementia." National and EU legislation also requires that human health impacts be factored into Environmental Impact Assessments (EIA).[1]

Greater Manchester Combined Authority (GMCA): Places for Everyone Plan

2.5 The Places for Everyone Plan (PfE) took effect and became part of the statutory development plan for each of the nine PfE authorities March 2024.

2.6 Objective 10 of the PfE Plan makes direct reference to health with the intention of seeking to promote the health and wellbeing of communities and committing to goals such as:

- Ensure new development is properly served by health care facilities that meet the needs of communities;
- Improve access to healthy food options for all communities;
- Reduce the health impacts of air pollution through accessibility of sustainable travel such as public transport, cycling and walking;

- Maximise the health benefits of access to the natural environment and green spaces;
- Coordinate with and support the delivery of local and Greater Manchester wide health strategies.

2.7 Further to this there are specific policies within the PfE Plan which are supportive of the submission of HIAs for development proposals and take into account the importance of health and welling being in the planning application determination process.

2.8 As example of this is Policy JP-P6: Health which states that in order to help tackle health inequality new proposed development will be required to:

"A, Maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development;

B. Support healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice; and

C. Be supported by a Health Impact Assessment for all developments which require an Environmental Impact Assessment, and other proposals where the local planning authority considers it appropriate"

2.9 PfE Policy JP-P6 sets out the requirement for a HIA where EIA Screening has been undertaken, which is the case for the Proposed Development at Piccadilly Gardens. However, PfE Policy JP-P6 does not define the scope of what a HIA must consider in the Greater Manchester context. PfE paragraph 9.37 states that HIAs will help ensure that the effects on both health and wellbeing are considered and responded to during the planning process, aiming to enhance the potential positive aspects of a proposal while avoiding or minimising any negative impacts, with particular emphasis on disadvantaged sections of communities that may be affected.

Manchester City Council: Core Strategy

2.10 The Manchester Core Strategy (2012) forms a key part of the statutory development plan for the city and provides the strategic framework for guiding growth, regeneration and development across Manchester. The Core Strategy seeks to promote sustainable development, improve environmental quality and support the creation of healthy, inclusive and resilient communities across the city.

2.11 The Core Strategy contains a number of policies that directly and indirectly support health and wellbeing objectives, with a strong emphasis on creating high quality places and improving quality of life for Manchester's residents, workers and visitors. The overarching aims include:

- Improving the health and wellbeing of communities across Manchester;
- Reducing social, environmental and economic inequalities;
- Creating safe, accessible and attractive neighbourhoods and public spaces;
- Supporting access to employment, education, community facilities and services; and

- Encouraging active lifestyles through sustainable transport, open space and recreation provision.

2.12 The Core Strategy recognises that planning and development play a significant role in influencing health outcomes and addressing wider determinants of health. It promotes development that improves access to services, jobs, education, public transport, open space and community facilities, whilst ensuring that growth contributes positively to quality of life and social inclusion. Particular emphasis is placed on addressing deprivation and health inequalities in areas of greatest need.

2.13 Policies within the Core Strategy require development proposals to make a positive contribution to health and wellbeing through measures such as:

- Protecting amenity and environmental quality from pollution, noise and other harmful impacts;
- Ensuring safe, inclusive and convenient access to community services, facilities and public transport;
- Delivering high-quality design that promotes healthy and attractive living environments; and
- Encouraging walking, cycling and the use of public transport as sustainable and healthy travel choices.

2.14 The Core Strategy places significant importance on green infrastructure, open space and recreation as essential components of sustainable communities. Policies seek to protect, enhance and expand Manchester's network of parks, civic spaces, sports facilities and green infrastructure to support both physical and mental wellbeing.

2.15 The Core Strategy identifies open space and green infrastructure as vital contributors to quality of life, recognising their role in encouraging physical activity, recreation, biodiversity, climate resilience and social interaction. It further acknowledges the importance of well-designed public spaces in supporting community cohesion, civic pride and overall wellbeing.

2.16 Relevant Core Strategy policies set out requirements for:

- Protecting and enhancing existing open spaces, sports facilities and recreational assets;
- Delivering new and improved green infrastructure as part of development proposals where appropriate; and
- Ensuring that development responds positively to local character whilst safeguarding the amenity of existing and future users.

2.17 Policies relating to open space and recreation seek to ensure that new development contributes towards meeting local needs through the provision of accessible and high-quality public spaces. This approach is intended to support population growth whilst maintaining and improving opportunities for recreation, leisure and healthy lifestyles across Manchester.

2.18 Further policies support the creation of a connected network of parks, civic spaces, green corridors and recreational facilities throughout the city. These assets are recognised as important contributors to active

lifestyles, environmental quality and improved health outcomes, particularly within the City Centre where access to high-quality public realm and green infrastructure is critical to supporting the wellbeing of residents, workers and visitors.

Conclusion

2.19 Health and wellbeing are key considerations within national, strategic and local planning policy. The NPPF recognises the role of planning in supporting healthy, inclusive and safe places, while Places for Everyone Policy JP-P6 requires relevant development proposals to maximise positive contributions to health and wellbeing, avoid or minimise negative impacts, and be supported by a Health Impact Assessment where appropriate. In this case, the HIA has been prepared to support the planning application having regard to the nature of the Proposed Development, the EIA Screening process and the role of Piccadilly Gardens as a major civic space and transport interchange serving a wide and diverse population. The assessment considers the potential effects of the Proposed Development on health and wellbeing through the wider determinants of health, including access to open space, public realm quality, accessibility, community safety, social interaction, active travel, climate resilience and environmental quality.

3

Scope of the HIA

3. Scope of the HIA

Overview of Approach

3.1 A Health Impact Assessment (HIA) is a multidisciplinary assessment that considers how a proposed development may affect health and wellbeing, including its potential impacts on different population groups and the wider determinants of health. It helps identify opportunities to enhance positive health outcomes, minimise adverse effects and respond to local health priorities.

3.2 For the purposes of this assessment, health is considered broadly, encompassing physical health, mental wellbeing, social wellbeing and health-related behaviours. The assessment also adopts a population health perspective, recognising that health outcomes are influenced not only by healthcare provision, but also by the wider social, economic, environmental and behavioural determinants of health.

3.3 Population health considers the health outcomes of communities and population groups as a whole, including how those outcomes are distributed across different sections of society and the extent to which health inequalities may exist. The assessment therefore considers both direct health effects and indirect effects arising through wider determinants of health, including access to open space and nature, quality of the public realm, accessibility, community safety, social interaction, environmental quality, climate resilience, employment opportunities and access to services.

3.4 Particular regard is given to how these factors may influence the health and wellbeing of people who live in, work in, visit or travel through the area, including population groups who may be more vulnerable to adverse health outcomes or experience disproportionate barriers to achieving good health and wellbeing.

HIA Methodology

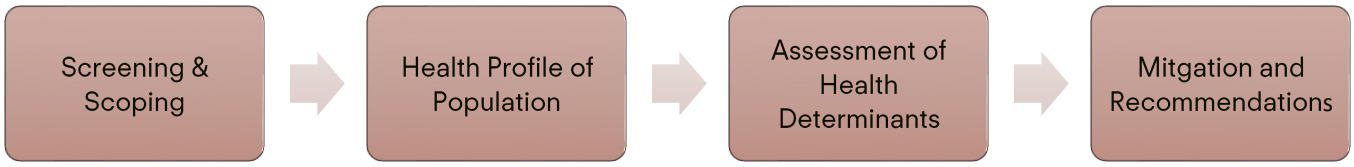


Figure 2 - HIA Methodology Process

3.5 Several resources and guidance documents have informed this assessment, including guidance published by the World Health Organization (WHO), NHS London Healthy Urban Development Unit (HUDU), the Department of Health and Social Care, and IEMA (now ISEP) guidance relating to health in spatial planning and Environmental Impact Assessment. For the purposes of this HIA, the NHS HUDU Rapid Health Impact Assessment Tool has been used as the primary assessment framework, supported by wider good practice guidance relating to population health, health inequalities and the wider determinants of health.

Analysis Techniques

3.6 The HIA uses other technical reports carried out as part of the planning submission along with further information obtained for specific use as part of the HIA, and should be read alongside the full suite of technical documents submitted as part of the Planning Application. The assessment also draws upon professional judgement and experience in the interpretation of the available evidence and the assessment of likely health and wellbeing outcomes arising from the Proposed Development.

3.7 The relevant application documents to this Statement include the following, which have informed this HIA:

- Design and Access Statement, prepared by Planit;
- Arboricultural Impact Assessment, prepared by Arbtech;
- Biodiversity Net Gain Assessment, prepared by Civic;
- Blue and Green Infrastructure Statement, prepared by Planit;
- Crime Impact Statement, prepared by Design for Security;
- Statement of Community Involvement, prepared by Counter Context;
- Construction Management Plan, and Construction Environmental Management Plan, prepared by Galliford Try;
- Combined Flood Risk Assessment and Drainage Strategy Report, prepared by Civic;
- Heritage Statement, prepared by Civic;
- Preliminary Ecological Assessment, prepared by Civic;
- Lighting Strategy, prepared by Hoare Lea;
- Employment and Labour Proposal and Reporting Template, prepared by Galliford Try;
- Health Impact Assessment, prepared by Enabl;
- Highways Note, prepared by Civic; and
- Planning Statement, prepared by Enabl.

4

Health Profile of Local Population

4. Health Profile of Local Population

4.1 The information below provides a health profile of the local and wider population considering both general and wider determinants of health.

4.2 The baseline outlines the current characteristics of the Piccadilly ward and similar Lower Super Output Areas (LSOAs) compared to both Greater Manchester and England and has been tailored to understand the impacts of the Proposed Development on this baseline.

Context

Population Health Issues and Vulnerable Groups

4.3 Manchester's Joint Strategic Needs Assessment and Population Health Plan identify reducing health inequalities and improving wellbeing as key priorities for the city. Health outcomes are influenced not only by access to healthcare, but also by wider determinants including housing, employment, income, education, environmental quality, social inclusion, access to services and opportunities for physical activity. Health outcomes vary significantly across different communities and population groups, with inequalities remaining a persistent challenge across the city.

4.4 Piccadilly Gardens occupies a unique position within Manchester City Centre as both a major civic space and one of the city's principal public transport interchanges. As such, the area serves a broad and diverse population comprising residents, workers, students, visitors and public transport users. The population using the Gardens extends beyond those living within the immediate ward and includes people accessing city-centre services, leisure destinations, workplaces and support services.

4.5 The city-centre environment also accommodates a number of groups who may be more vulnerable to poorer health outcomes or who may be disproportionately affected by the quality, accessibility and perception of public space. These may include children and young people, older people, disabled people, people with long-term physical and mental health conditions, people experiencing loneliness or social isolation, and people experiencing housing insecurity or unhoused people. The quality of public realm, access to seating, shade, green space, opportunities for social interaction and perceptions of safety can be particularly important for these groups.

4.6 Public perception of Piccadilly Gardens has, historically, been influenced by concerns relating to anti-social behaviour, community safety and the management of a highly intensively used city-centre space. Whilst perceptions do not necessarily reflect the experience of all users, they can influence how people interact with and use public space. Concerns relating to safety, comfort and inclusiveness can discourage people from spending time in public areas, reduce opportunities for recreation and social interaction, and affect the willingness of some groups to walk, use public transport or access city-centre facilities. Consequently, creating an environment that feels safe, welcoming and inclusive is recognised as an important contributor to health and wellbeing.

4.7 The Census and local demographic data also indicate characteristics which increase the importance of high-quality public realm within Piccadilly ward. The ward is densely populated, has a high proportion of apartment living and private renting, and has the highest proportion of households without access to a car or van in Manchester. These characteristics suggest a population that is likely to rely more heavily on publicly accessible spaces, walking routes, public transport infrastructure and local green spaces to support everyday wellbeing, recreation and social interaction.

4.8 In this context, the Piccadilly Gardens redevelopment has the potential to contribute positively to population health by improving the quality of the public realm, increasing access to green infrastructure, supporting physical activity, enhancing opportunities for play and recreation, improving accessibility and creating a more welcoming and inclusive civic environment. The assessment therefore considers not only direct health effects, but also the wider determinants of health that influence the wellbeing of the diverse population using Manchester City Centre.

4.9 The health relevance of the Proposed Development is amplified by the strategic role of Piccadilly Gardens. The Gardens are not experienced only by residents of the immediate ward, but by a much wider and diverse population including city-centre residents, workers, students, commuters, families, visitors, tourists and public transport users. Improvements to the quality, accessibility, safety and environmental performance of the Gardens therefore have the potential to affect the everyday experience of a substantial section of the public, particularly given the Site's role as one of Manchester's principal civic spaces and transport interchanges.

Population and Demographic Structure

Overview

4.10 Between the 2011 and 2021 censuses, the population of the Piccadilly ward has increased modestly from around 10,980 to 11,671 residents representing an increase of approximately 690 people (6.3%). This is lower than the overall population growth across Manchester, which increased by almost 10% over the same period.

4.11 Although the overall increase was relatively small, the ward continued to develop as a dense city centre residential area and is considered to be one of Manchester's most densely populated wards due to its compact size.

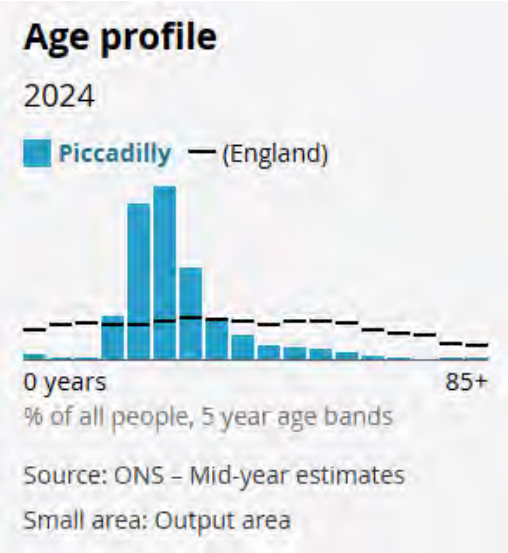


Figure 3 - Age Profile Statistics (ONS, 2024)

Age Profile

4.12 In terms of the age profile of Piccadilly ward, the majority of the population is taken up by those between 20 and 34 years of age. Those within this age range account for 70.9% of the population with there being a significantly low percentage of those above 65 years old.

4.13 Compared to the data for England in comparison, this age range is 54.3% higher than the same percentage for England. The statistics show that the ward's city centre location appeals to younger demographics compared to England as a whole, where the demographics are more even across the board. This can be seen in Fig. 4.

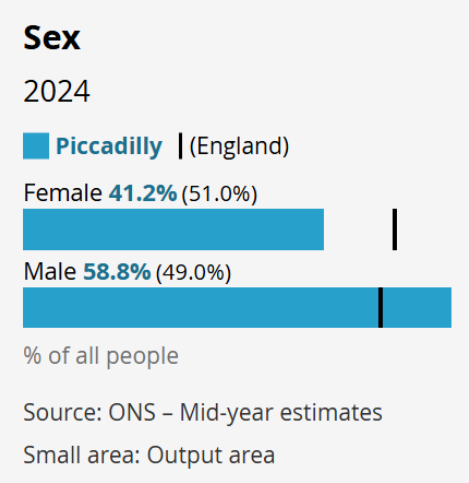


Figure 4 - Gender Statistics (ONS, 2024)

Gender

4.14 With regards to gender, the Piccadilly ward data shows that 58.8% of the population is male whilst 41.2% is female. This differs significantly from the national statistics of 51% female and 49% male. This shown clearly in Fig 5, which visually shows this.

Ethnicity

4.15 Piccadilly ward has a significantly more diverse population than England as a whole. Residents identifying as White count for approximately 69.6% of the ward's population, compared to 81% nationally. Conversely, Piccadilly has a high proportion of residents from ethnic minority backgrounds than the England average.

4.16 Compared with England, Piccadilly ward has a greater proportion of residents identifying as Asian, Asian British or Asian Welsh at 16.3%, compared to 9.6% nationally. The ward also has a higher percentage of residents from Mixed or Multiple Ethnic Groups at 5.4%, compared with around 2.9% across England. Further to this, the proportion of Black ethnic groups is higher than the national average, further reflecting the ward's diverse demographic profile.

4.17 It is considered that the above, demonstrates a broad representation of ethnic groups and reflects the diverse multicultural character typically associated with Manchester City Centre.

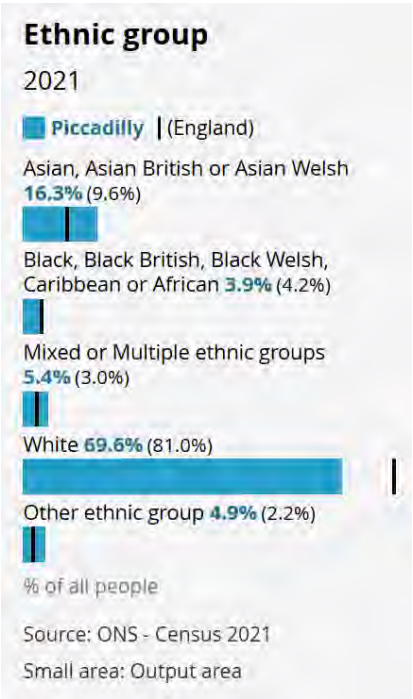


Figure 5 - Ethnicity Statistics (ONS, 2021)

Household Size

4.18 In terms of household size, Piccadilly ward is characterised by significantly smaller households than England as a whole. The ward has an average household size of roughly 1.9 persons per household, compared with the national average of 2.4 persons.

4.19 The smaller average household size within the ward is also reflected in the high proportion of one-person households, which account for 45.1% of all households in the ward. This considerably higher than the national statistics of 30.1% and is indicative of a population comprising of young professionals and students.

4.20 The same is the case for two-person households which is also comfortably higher than the national average at 47.3% compared to 34% nationally.

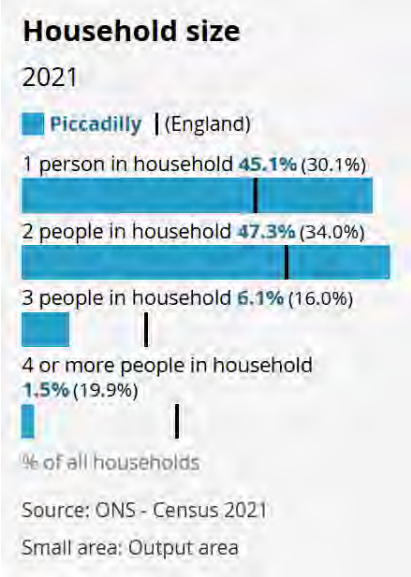


Figure 6 - Household Size Statistics (ONS, 2011)

4.21 The wards can be said to exhibit household characteristics typical of a dense urban environment, with a greater proportion of smaller households and single occupancy dwellings compared to England as a whole.

Method of Travel to Workplace

4.22 In terms of travel to work patterns, Piccadilly Ward demonstrates different characteristics to England as a whole. The most common method of travel is working mainly from home, accounting for 52.4% of employed residents, compared with 31.5% nationally. In contrast, only 11.9% of residents travel to work by driving a car or van, significantly lower than the 44.5% shown across England.

4.23 Public transport use within Piccadilly ward exceeds the national average for most modes. Travel by underground, metro, light rail or tram accounts for 3.7% of journeys compared with 1.9% nationally, whilst 3.4% of residents travel by train compared with 2.0% across England.

4.24 Active travel modes are also more prevalent within the ward. Approximately 18.9% of employed residents travel to work on foot, compared with 7.6% nationally, whilst 2.4% travel by bicycle, marginally above the England average of 2.1%. These figures are likely influenced by the ward's dense urban form, proximity to employment opportunities and excellent access to public transport infrastructure.

4.25 Overall, travel to work patterns within Piccadilly ward differ significantly

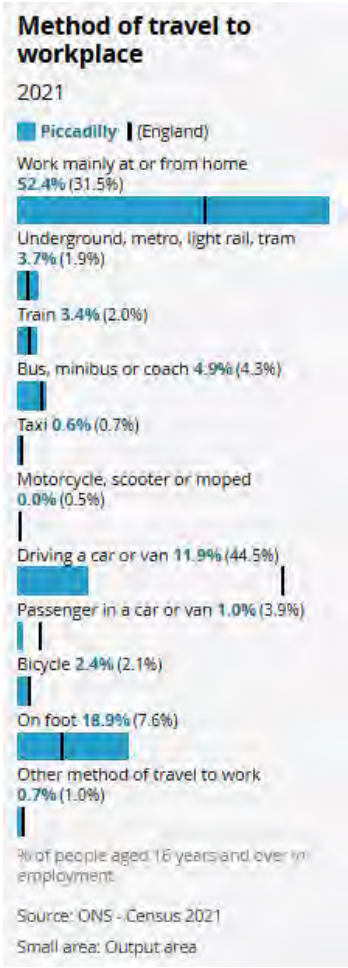


Figure 7 - Method of Travel Statistics

from the national picture, with lower levels of private car use and higher levels of remote working, public transport use and active travel. This reflects the sustainable transport opportunities typically associated with City Centre living and indicates a reduced reliance on private vehicle travel when compared with England as a whole.

Economic Activity



4.26 With regard to economic activity, Piccadilly ward has a higher proportion of residents who are economically active and in employment than England as a whole. Approximately 66.2% of residents aged 16 years and over are economically active and in employment, compared with 57.4% nationally. This suggests a relatively strong level of labour market participation within the ward, likely reflecting a concentration of working-age residents.

4.27 The proportion of residents who are economically active but unemployed is 6.2%, which is above the England average of 3.5%. Whilst this indicates a higher level of unemployment within the ward than nationally, it should be viewed in the context of the ward's diverse and highly mobile population, including students and recent graduates.

4.28 Piccadilly ward records a lower proportion of economically inactive residents, at 27.6%, compared with 39.1% across England. This indicates that a greater proportion of the ward's population is either working or actively seeking work.

4.29 Overall, the economic activity profile of Piccadilly ward differs from that of England as a whole. This reflects the ward's position within Manchester City Centre and its role as a focus for employment, business activity and higher education, resulting in a predominantly economically active population.

General Health

4.30 According to Manchester City Council health intelligence data and the Manchester Joint Strategic Needs Assessment (JSNA), the health of Manchester's population is generally worse than the England average, with significant inequalities experienced across the city. Manchester is one of the most deprived local authority areas in England with deprivation as a whole, remaining a key determinant of health outcomes. The principal issues affecting the city are summarised below.

↘ Life Expectancy and Health Inequalities:

- Life expectancy in Manchester is below the England average and there are substantial differences in outcomes between the most and least deprived communities;
- Residents living in more deprived neighbourhoods generally experience poorer health, higher rates of illness and shorter healthy life expectancy than those living in less deprived areas.

- Child Health:
    - Child poverty remains a significant challenge within Manchester and contributes to inequalities in health and education.
    - Higher levels of childhood obesity and increasing mental health concerns among children and young people continue to be identified as key public health issues.
- Adult Health:
    - Manchester experiences elevated levels of cardiovascular disease, cancer, respiratory disease and diabetes when compared with national averages.
    - Lifestyle related factors, including smoking, obesity, physical inactivity and alcohol related harm, continue to contribute significantly to poor health outcomes across the city.
    - Mental health issues and health conditions associated with deprivation also place considerable demand on local health services.

4.31 Public Health England's Manchester Health Profile identifies a number of indicators that perform worse than the England average. These include lower life expectancy for both males and females, higher levels of child poverty, higher rates of smoking, higher Year 6 obesity prevalence, elevated alcohol-related hospital admissions, and higher premature mortality rates from cardiovascular disease and cancer. Together, these indicators demonstrate the importance of interventions that support physical activity, mental wellbeing, social interaction, healthy lifestyles and access to high-quality environments.

4.32 The Manchester JSNA identifies that health inequalities remain one of the most significant challenges facing the city. Whilst overall health outcomes have improved over time, substantial disparities persist between communities, largely reflecting differences in deprivation, employment, housing and wider social determinants of health.

4.33 The primary health challenges affecting Manchester's population relate to chronic long-term conditions, including cardiovascular disease, cancer, respiratory illness and diabetes. These conditions are strongly linked to behavioural risk factors such as smoking, obesity and alcohol consumption, which remain more prevalent in Manchester than across England as a whole.

4.34 Among children and young people, particular concerns include childhood obesity, mental health and wellbeing, child poverty and unequal life opportunities. These issues are closely associated with wider socio-economic inequalities and continue to be priorities for public health across the city.

4.35 Healthy life expectancy within Manchester remains below the England average, whilst life expectancy itself also remains lower than national levels. Public Health England data identifies male life expectancy of 76.1 years and female life expectancy of 79.8 years, compared with England averages of 79.6 and 83.2 years respectively. These differences highlight the continued influence of deprivation and wider socio-economic factors on health outcomes across the city.

4.36 Overall, the JSNA highlights that health outcomes in Manchester are heavily influenced by deprivation and other wider determinants of health. Although the city has experienced improvements in several health indicators over recent years, persistent inequalities continue to result in poorer health outcomes and increased prevalence of long-term conditions when compared with the national average.

4.37 Further insight is provided by the Office for National Statistics Health Index and the Public Health England Local Authority Health Profile. The Health Index gives Manchester an overall score of 81.7 in 2021, placing the authority within the lowest performing 10% of local authority areas nationally for overall health. Whilst the Index records some improvement compared with previous years, the results demonstrate that health outcomes across Manchester remain substantially below the national baseline. The evidence indicates that health inequalities continue to be influenced by a combination of health outcomes, wider determinants of health and environmental conditions. Health Index data identifies mortality as the poorest performing component of health in Manchester, with particularly poor outcomes relating to avoidable mortality, mortality from all causes and life expectancy. Public Health England data similarly identifies lower life expectancy and higher rates of premature mortality from cardiovascular disease and cancer than the England average, reinforcing the prevalence of long-term health conditions within the city.

4.38 The evidence also highlights a number of wider determinants and quality of life factors that are relevant to the Health Impact Assessment. Health Index indicators identify comparatively poor performance in relation to personal wellbeing, feelings of anxiety, personal crime, children's social, emotional and mental health, access to private outdoor space and disability. Mental health outcomes remain below the England average and have shown a slight deterioration over the period between 2015 and 2021. These findings demonstrate the importance of safe, attractive and inclusive environments that support social interaction, recreation, physical activity and positive wellbeing outcomes.

4.39 Environmental conditions remain an important influence on health within Manchester. Whilst Health Index evidence shows some improvement in living conditions between 2015 and 2021, air pollution remains one of the poorer performing indicators and living conditions continue to perform below national averages. The evidence also identifies access to green space as a comparatively weak aspect of health and wellbeing when compared with England. These findings are relevant to Piccadilly Gardens given the role of public realm, green infrastructure and accessible open space in supporting physical activity, environmental quality, recreation and mental wellbeing.

4.40 In contrast, Manchester performs comparatively strongly in relation to access to services and physical health infrastructure. The Health Index identifies access to services as one of the strongest performing domains, reflecting good accessibility to GP services, pharmacies, sports and leisure facilities and other health-supporting services. This generally corresponds with the highly accessible nature of Manchester City Centre and indicates that many of the city's principal health challenges are associated less with physical access to services and more with wider social, economic, environmental and behavioural determinants of health.

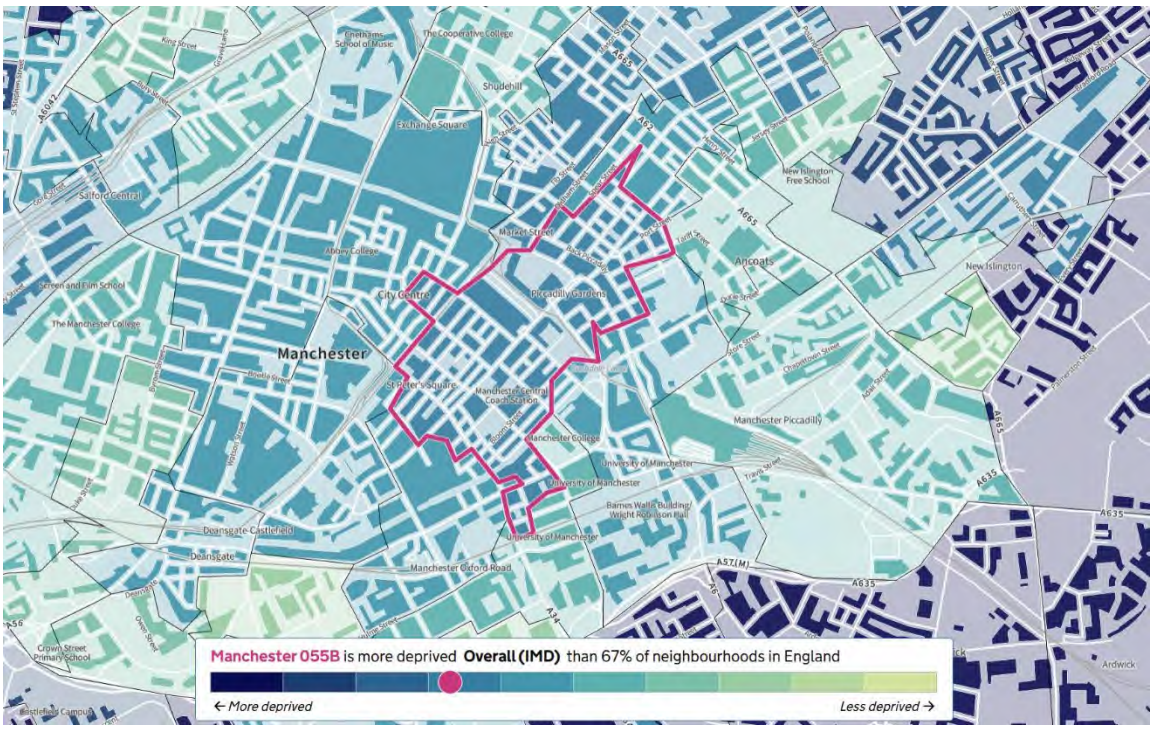
4.41 The Health Index findings highlight the importance of broader environmental and social determinants of health. In addition to healthcare provision, factors such as environmental quality, access to green space,

perceptions of safety, opportunities for physical activity, mental wellbeing and social interaction all contribute to health outcomes. These issues are particularly relevant to Piccadilly Gardens given its role as one of Manchester's principal civic spaces and transport gateways.

4.42 Overall, the health evidence indicates that Manchester continues to experience significant health inequalities and poorer health outcomes than England as a whole, notwithstanding some evidence of improvement over time. The findings highlight the importance of interventions that improve environmental quality, perceptions of safety, opportunities for physical activity, access to nature, social interaction, recreation and wellbeing. These matters are all directly relevant to the assessment of the Proposed Development and its potential contribution towards the wider determinants of health.

Deprivation

4.43 The Site is located within the Lower-layer Super Output Area (LSOA) Manchester 055B. The English Indices of Deprivation 2025 identify Manchester 055B as a relatively deprived neighbourhood, ranking 11,026 out of 33,755 neighbourhoods in England on the overall Index of Multiple Deprivation (IMD), meaning that around two-thirds of neighbourhoods nationally are less deprived. However, within Manchester the area performs comparatively better than many surrounding neighbourhoods, with approximately two-thirds of Manchester's neighbourhoods experiencing higher overall levels of deprivation.



4.44 The 2019 IMD identified Piccadilly ward as one of the less deprived wards within Manchester, ranking 27th out of 32 wards based on population weighted average IMD score. However, this overall position masks specific challenges associated with crime and living environment deprivation, both of which remain characteristic issues affecting parts of Manchester City Centre.

4.45 Analysis of the 2025 deprivation data from the GMCA Indices of Deprivation Analysis (2025) shows that crime remains a key deprivation issue affecting both the site itself, which is well documented, and the wider city centre environment. At a local authority level, Manchester ranks as the third most deprived authority nationally with regard to the 'crime' domain compared to a ranking of first place in the 2019 indices. Notwithstanding these limitations, the available evidence indicates that crime remains one of the most significant deprivation challenges affecting the wider Piccadilly area.

4.46 Given the role of Piccadilly as a major transport interchange, area of commercial uses and civic destination, crime related deprivation has remained a characteristic of the ward over time. The 2025 evidence shows that 39% of Manchester's LSOAs fall within the 10% most deprived areas nationally with regards to crime, highlighting a continued concentration of crime related deprivation across parts of the city centre. As detailed within the GMCA Indices of Deprivation Analysis (2025) a direct comparison between the 2019 and 2025 IMD data is subject to limitation from revised LSAO boundaries following the 2021 Census. As result changes over time are to be interpreted as indicative broad trends rather than more precise measures. Notwithstanding these limitations, the IMD Indices of Deprivation 2025: Research Report includes dedicated analysis of changes in relative deprivation over time, providing an appropriate basis for considering broad trends between 2019 and 2025. (assets.publishing.service.gov.uk). However, evidence indicates still that crime remains one of the most significant challenges affecting the wider Piccadilly area.

4.47 Further to the above, the Living Environment domain is also particularly relevant to Piccadilly Ward and the site. This domain considers factors such as housing quality, environmental conditions, air quality, noise, road safety and importantly access to outdoor space. Manchester ranked 42nd most deprived local authority nationally within the Living Environment domain in 2019 and 46th in 2025. Manchester remained among the most deprived authorities nationally in relation to the Living Environment Domain in both 2019 and 2025. Whilst the ranking changed from 42nd to 46th most deprived authority nationally, the data indicates that living environment deprivation remains a significant issue affecting the city.

4.48 This is likely to reflect the characteristics of a dense urban environment, including high levels of pedestrian activity, pressure on public spaces, environmental quality challenges and a relative shortage of high-quality green and civic spaces compared with the intensity of city-centre use. For the purposes of the Health Impact Assessment, these findings are important because deprivation, crime and perceptions of safety are recognised determinants of health and wellbeing. Higher levels of crime and associated perceptions of insecurity can influence mental wellbeing, social interaction, use of public space, opportunities for recreation and physical activity, and confidence in walking and spending time outdoors.

4.49 Furthermore, living environment deprivation can influence both physical and mental health through exposure to poorer environmental conditions, reduced environmental quality, limited opportunities for contact with nature and lower levels of access to high-quality public spaces.

4.50 The 2025 deprivation evidence therefore highlights the importance of improving environmental quality, public realm provision and perceptions of safety within the wider Piccadilly area. The importance of these issues is amplified by the role of Piccadilly Gardens as one of Manchester's principal civic spaces and

transport gateways, meaning that perceptions of safety, environmental quality and accessibility influence a wide range of residents, workers, students, visitors and commuters.

4.51 The deprivation profile is therefore directly relevant to the Proposed Development. The comprehensive renewal of Piccadilly Gardens, including improvements to public realm quality, accessibility, natural surveillance, lighting, landscape design, play provision and stewardship, has the potential to respond positively to a number of the issues identified through the deprivation evidence.

4.52 The proposals have the potential to respond positively to both crime and living environment deprivation. Enhancements to lighting, visibility, wayfinding, natural surveillance and long-term stewardship would support improved perceptions of safety and security, whilst improvements to landscape quality, biodiversity, accessibility, play provision and public amenity would contribute positively to the quality of the local environment. The proposals are therefore well aligned with the issues identified through the deprivation evidence and have the potential to support improved health and wellbeing outcomes within Piccadilly Ward and Manchester City Centre.

Access to Healthy Assets and Hazards

4.53 As shown by Figure 10, much of Manchester City Centre falls within the lower-performing national deciles of the Access to Healthy Assets and Hazards (AHAH) dataset. The AHAH index uses a scale ranging from 0 (most favourable / healthiest) to 100 (least favourable / least healthy), with higher scores reflecting poorer access to healthy assets and/or greater exposure to health-related hazards. The AHAH dataset should be interpreted with care in this city-centre context. While the overall score indicates that the local area performs poorly against a number of healthy asset and hazard indicators, the Site is also located within a highly accessible retail, public transport and service environment. The most relevant implications for this HIA therefore relate less to a simple absence of shops or services, and more to the quality of the urban environment, exposure to health-related hazards, limited access to green and blue infrastructure, and the need for high-quality, welcoming public spaces that support everyday wellbeing. The dataset therefore supports the wider case for improving the environmental quality, greening, comfort and usability of Piccadilly Gardens, rather than suggesting that the area lacks city-centre facilities in a conventional sense.



Figure 8 - Access to Healthy Assets and Hazards (GeoDS Mapmaker)

4.54 The area encompassing Piccadilly Gardens and its surrounding environs (Lower Super Output Area / LSOA 055B) broadly reflects the wider city centre profile across the Access to Healthy Assets and Hazards (AHAH) Index, including the Retail Environment, Health Services, Blue and Green Space, and Air Quality domains.

4.55 The AHAH assessment indicates that Manchester 055B is within the worst performing decile nationally for access to healthy assets and exposure to health-related hazards, with an overall score of 100.

4.56 The Retail Environment Domain score of 100 reflects a high concentration of retail environments associated with recognised health-related hazards. The Retail Environment Domain score should be interpreted in the context of the AHAH methodology. Rather than measuring access to retail services generally, the domain reflects proximity to a number of health-related retail hazards including fast-food outlets, pubs and bars, off-licences, tobacconists and gambling premises. The poor score is therefore likely to reflect the concentration

of these uses within Manchester City Centre rather than a lack of retail or service provision. This reinforces the importance of providing high-quality public realm, opportunities for recreation, access to green infrastructure and environments that support positive health and wellbeing outcomes within the city centre.

4.57 Similarly, the Blue and Green Space Domain score of 97 indicates relatively limited access to blue space and green infrastructure within the city-centre environment. This may reduce opportunities for physical activity, recreation, social interaction and the mental wellbeing benefits associated with regular contact with nature. Figure 11 illustrates the distribution of green and blue infrastructure within Manchester City Centre and demonstrates that, whilst such assets are present, they are relatively limited and fragmented within the wider urban area. As one of the city's principal public spaces, Piccadilly Gardens therefore has an important role in providing opportunities for access to greenery, biodiversity, recreation and contact with nature within the city centre.

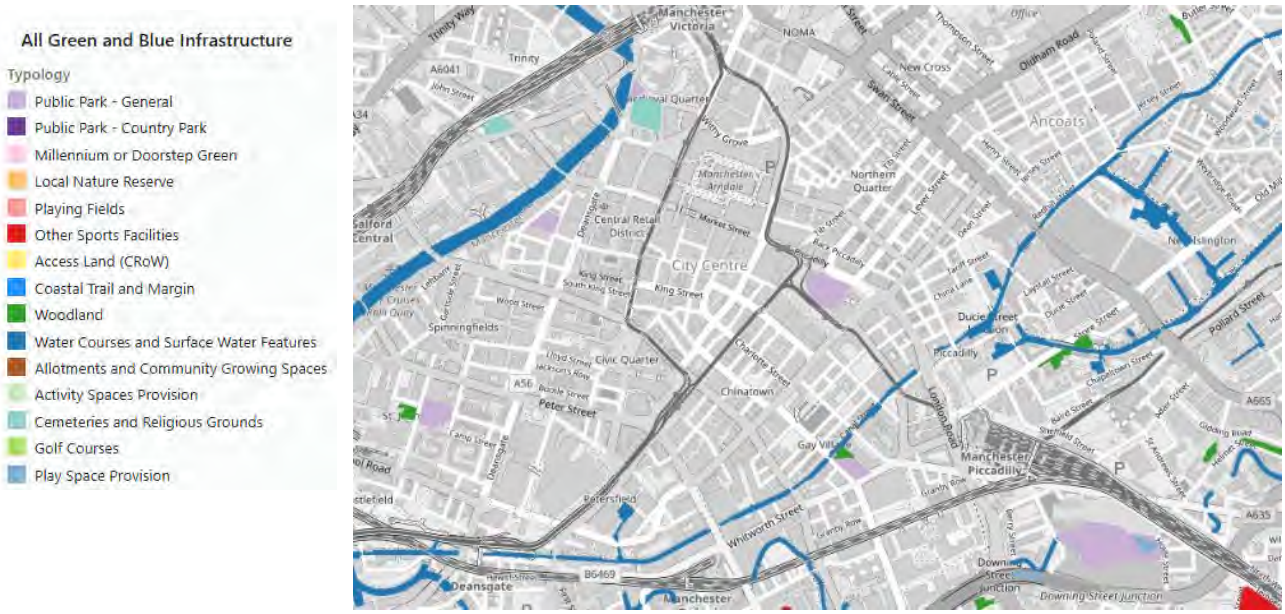


Figure 9 - Map of Green and Blue Infrastructure, Manchester (Natural England, 2026)

4.58 The Air Quality Domain score of 98 also indicates comparatively poor environmental conditions, suggesting that residents and users of the area may experience higher exposure to air pollution and the associated respiratory and cardiovascular health risks. This is relevant in the context of Manchester's wider health profile, where respiratory and cardiovascular conditions remain important public health issues.

4.59 In contrast, the Health Domain score of 15 represents the strongest performing aspect of the assessment, indicating comparatively good accessibility to healthcare and health-supporting services, including GP surgeries, hospitals, pharmacies, dentists and leisure facilities. This reflects the highly accessible nature of Manchester City Centre and provides an important counterbalance to the environmental constraints identified elsewhere within the AHAH assessment.

4.60 The AHAH assessment highlights a number of characteristics typical of a dense city-centre environment that are relevant to health and wellbeing. Overall, the findings indicate a combination of environmental constraints and health opportunities, including pressures associated with environmental quality and access to natural infrastructure, alongside strong accessibility to healthcare and other health-supporting services. These factors are important because they can influence physical activity, mental wellbeing, social interaction, environmental comfort and wider health outcomes. The findings therefore reinforce the importance of high-quality public realm, green infrastructure, active travel opportunities and accessible civic spaces in supporting healthier lifestyles and reducing health inequalities within Manchester City Centre.

Crime / Community Safety

4.61 Crime, antisocial behaviour and perceptions of safety are important determinants of health and wellbeing. They can influence mental wellbeing, stress, social interaction, physical activity, willingness to use public space and willingness to travel actively or by public transport. This is particularly relevant to Piccadilly Gardens given its role as one of Manchester City Centre's principal public spaces, a public transport interchange and a location used throughout the day and evening by a broad range of people.

4.62 The crime evidence base identifies that the local area experiences high crime volumes, reflecting its city-centre location and intensity of activity. Recorded offences within the 50m area around the Site include high numbers of less serious wounding, theft, robbery, criminal damage, serious wounding and bicycle theft offences. The wider area is also associated with common city-centre risk factors including theft of personal belongings, personal robbery, criminal damage, antisocial behaviour, alcohol and drug misuse, alcohol-related disorder, loitering and rough sleeping.

4.63 The Crime Impact Statement (CIS) identifies that the general volume of crime in the local area is very high due to the city-centre location. It identifies particularly high volumes of violent crime, theft, robbery and vehicle crime, with recorded offences occurring throughout the area and a trend of more offences occurring in areas with limited natural surveillance. It also identifies common city-centre public realm risk factors including personal robbery, theft of personal belongings, criminal damage, violence towards the public and staff, antisocial behaviour, loitering groups, alcohol and drug misuse, alcohol-related disorder and rough sleeping. These matters are directly relevant to the HIA because crime, antisocial behaviour and perceptions of safety can affect stress, confidence, willingness to spend time in public space, family use, walking and public transport use.

4.64 The CIS also identifies that the proposed redevelopment has been positively designed from a crime prevention perspective. In particular, it notes the potential for high-quality public spaces, activity nodes, greater legibility, improved lighting and CCTV, high-quality landscape architecture and a more vibrant public realm to support crime prevention and reduce fear of crime. The CIS further identifies that the success of the proposal will depend on efficient management and maintenance procedures and other crime-prevention initiatives over the long term. This reinforces the importance of considering not only the physical design of the Gardens, but also the long-term stewardship, maintenance and management arrangements that will influence how safe, welcoming and inclusive the space feels in practice.

4.65 The existing physical features that can affect perceptions of safety and comfort, including mixed street furniture, utility structures, concealed spaces, hoarding and walls that block sightlines, inhibit the spread of lighting and provide cover or shelter for antisocial activity. These factors can influence how people use and experience the Gardens, particularly families, children, older people, disabled people and those who may feel more vulnerable in busy public spaces. Addressing these issues through clearer routes, improved lighting, reduced clutter, better sightlines and coordinated landscape design is therefore relevant to both community safety and wider health and wellbeing outcomes.

4.66 The health implications of community safety extend beyond recorded crime. Perceptions of safety influence whether people choose to walk through a space, spend time within it, allow children to play, meet others, rest or participate in community activity. Improving perceptions of safety and supporting more positive, visible and well-managed use of Piccadilly Gardens therefore has the potential to contribute positively to mental wellbeing, social cohesion, physical activity and wider quality of life outcomes.

4.67 The Proposed Development responds to these issues through improved sightlines, enhanced lighting, clearer pedestrian routes, improved natural surveillance, better public realm quality, integrated play and landscape design, and a renewed stewardship and management approach.

Conclusion

4.68 The baseline assessment demonstrates that the Proposed Development is located within a complex and highly active city-centre environment characterised by both health opportunities and health challenges. Piccadilly ward has a distinctive demographic profile, including a high proportion of younger working-age adults, smaller households, a diverse population and high levels of walking, public transport use and city-centre accessibility. These characteristics reinforce the importance of high-quality, inclusive and accessible public spaces within the local area.

4.69 The wider Manchester context is characterised by significant health inequalities and deprivation, with deprivation, poor environmental quality, physical inactivity, mental wellbeing and long-term health conditions remaining important public health considerations. Although Piccadilly ward is relatively less deprived than many other Manchester wards, it sits within a local authority area where wider inequalities and health challenges remain material.

4.70 The health profile identifies a number of environmental and social factors that are relevant to the Proposed Development. These include limited access to high-quality green and blue infrastructure within the city-centre environment, poor air quality and healthy asset indicators, the importance of active travel and public transport, and concerns relating to crime, antisocial behaviour and perceptions of safety within and around Piccadilly Gardens.

4.71 Collectively, the baseline findings identify a number of health and wellbeing considerations that are directly relevant to Piccadilly Gardens, including environmental quality, access to green infrastructure, perceptions of safety, opportunities for recreation and the importance of inclusive public space. The findings also highlight the importance of family-friendly public spaces, opportunities for children's play and inclusive environments

that support use by a wide range of ages and abilities. The Proposed Development has the potential to respond positively to these issues through the comprehensive renewal of one of Manchester's most important civic spaces.

5. HUDU Rapid Health Impact Assessment

5.1 The assessment uses the *HUDU Rapid Health Impact Assessment Matrix* as outlined in the *Rapid Health Impact Assessment Tool*. The tool enables a quick assessment of the impacts of a development plan or proposal according to eleven topics or broad determinants. It is then used to provide recommendations to address negative impacts and maximise benefits. It is made clear in the assessment whether the impact and mitigation relate to the construction or operational phase of the development.

Name of assessor / organisation:	Enabl
Name of project (plan or proposal:	Piccadilly Gardens
Location of project:	Piccadilly Gardens, Manchester
Date of assessment:	August 2026

1. Housing Design and Affordability

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	☐ Yes ☐ No ☒ N/A	N/A	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	N/A
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	☐ Yes ☐ No ☒ N/A	N/A	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	N/A
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	☐ Yes ☐ No ☒ N/A	N/A	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	N/A
Does the proposal promote good design through layout and orientation, meeting internal space standards?	☐ Yes ☐ No ☒ N/A	N/A	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	N/A
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs? Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating?	☐ Yes ☐ No ☒ N/A	N/A	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	N/A

2. Access to health and social care services and other social infrastructure

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	☒ Yes ☐ No ☐ N/A	The proposal will retain and significantly enhance existing social infrastructure within Piccadilly Gardens by re-providing and improving key community assets, including public open space, children's play facilities, seating, accessible routes, landscaped gardens, and opportunities for community gathering and small-scale events. The redevelopment responds directly to consultation feedback identifying poor quality play provision, limited seating, fragmented green space and a lack of attractive places to dwell. The scheme introduces a new inclusive play area which is accessible with informal natural play features and social play elements. In addition, the proposals create improved public spaces, enhanced landscaping, increased planting and better accessibility. These interventions retain the role of Piccadilly Gardens as a key civic and social destination while delivering higher-quality, more inclusive and better-managed social infrastructure for visitors.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	☐ Yes ☐ No ☒ N/A	Whilst the wider health and wellbeing challenges affecting Manchester City Centre, including vulnerability, homelessness, antisocial behaviour and wider social inequalities, are being addressed through broader strategies and partnership initiatives led by Manchester City Council and its partners, the Proposed Development itself is not expected to generate a material impact on the demand for health or social care services.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	☐ Yes ☐ No ☒ N/A	The Proposed Development does not include replacement or provision of a health facility.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal assess the capacity, location and	☐ Yes ☐ No	The Design and Access Statement focuses primarily on the enhancement of Piccadilly Gardens as a strategic city centre	☐ Positive ☐ Negative	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
accessibility of other social infrastructure, e.g. primary, secondary and post 19 education needs and community facilities?	☒ N/A	public space, with particular emphasis on improving access, safety, play provision, public realm quality, landscaping, seating, wayfinding and opportunities for community use. Given the nature of the development as a refurbishment and enhancement of an existing public open space rather than a residential led scheme, significant impacts on educational infrastructure are unlikely to arise.	☒ Neutral ☐ Uncertain	
Does the proposal explore opportunities for shared community use and co-location of services?	☒ Yes ☐ No ☐ N/A	The proposal explores opportunities for shared community use by enhancing Piccadilly Gardens as a multifunctional civic space that can accommodate a diverse range of users and activities throughout the day and evening. The wider public realm improvements provide flexible areas for informal recreation, social interaction and small-scale events. The Design and Access Statement notes that the gardens are not intended for large scale events but are designed to support seasonal activities and community focused uses that complement everyday functions. The proposals have also been developed through partnership working with Manchester City Council, Transport for Greater Manchester and Greater Manchester Police, alongside engagement with local residents, businesses and community stakeholders. However, the submitted documents do not include any formal co-location of public services such as healthcare, education or other statutory community services within the development.	☒ Positive ☐ Negative ☐ Neutral ☒ Uncertain	No further mitigation required.

3. Access to Open Space and Nature

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	☒ Yes ☐ No ☐ N/A	The proposal seeks to retain and substantially enhance the existing open and natural spaces within Piccadilly Gardens through a comprehensive programme of landscape improvements, increased planting, improved lawns and the introduction of new landscaped areas. The Design and Access Statement identifies fragmented and poor quality lawns, a lack of gardens, and trees in poor condition as key issues with the existing site. In response, the scheme proposes significant new planting beds around the central lawn, a diverse range of replacement trees and the creation of a greener, more visually attractive environment. The design aims to improve biodiversity, provide opportunities for recreation and relaxation, strengthen connections with nature, and increase the overall perception of greenery within the city centre. In addition, the new play area helps to integrate play and nature throughout the space. Overall, the proposals retain the function of Piccadilly Gardens as a major public green space while delivering substantial enhancements to its landscape, ecology and recreation. Given the identified deficiency in access to high-quality green and blue infrastructure within the city-centre environment, the enhancement of one of Manchester's principal civic green spaces is likely to generate benefits that extend beyond the application boundary. The health benefit of the proposed open space and nature improvements arises not only from the quantum of greening, but from the quality and usability of the redesigned civic space. New planting, tree canopy, lawn, rain gardens and biodiverse	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
		landscaping would provide greater opportunities for rest, informal recreation, social interaction and everyday contact with nature within a dense city-centre environment. These outcomes are particularly relevant where access to high-quality green infrastructure is limited and where public spaces play an important role in supporting mental wellbeing, comfort and inclusion for residents, workers, visitors, commuters and families.		
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	☒ Yes ☐ No ☐ N/A	The proposals respond directly to identified deficiencies in the quality, attractiveness and usability of existing open space within Piccadilly Gardens by significantly enhancing both natural spaces and public access to them. The Design and Access Statement identifies fragmented lawns, limited gardens, poor quality landscaping and trees in poor condition as key shortcomings of the existing site. In response, the scheme introduces extensive new planting beds, additional trees, improved lawn areas and a stronger landscape character. The redesign also improves accessibility through step free routes, enhanced pedestrian connections, inclusive seating, clear sightlines and fully accessible play facilities, ensuring that a wider range of users can benefit from the space. While the development focuses on improving an existing public open space rather than creating a wholly new green space, it delivers a substantial uplift in the quality, accessibility and functionality of the site's open environment, helping to address existing deficiencies in provision. Given the identified deficiency in access to high-quality green and blue infrastructure within the city-centre environment, the enhancement of one of Manchester's principal civic green	☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
		spaces is likely to generate benefits that extend beyond the application boundary.		
Does the proposal provide a range of play spaces for children and young people?	☒ Yes ☐ No ☐ N/A	The proposal provides a diverse range of play opportunities for children and young people through the creation of a new inclusive play area designed to support different ages, abilities and types of play. The play strategy incorporates a large central climbing structure, featuring climbing walls, rope nets, balance beams, tunnels, traversing elements and a slide. Additional play experiences include in-ground trampolines and play mounds, spinning equipment such as a wheelchair-accessible roundabouts and spinning bowl, natural timber trim trails, play boulders, sensory and social play features including musical chimes and talk tubes, and opportunities for exploratory and imaginative play. The Design and Access Statement also confirms that the play area will remain step-free and includes accessible equipment and sensory features to ensure that children with a wide range of abilities can participate. Collectively, these elements provide a varied and inclusive play environment that supports physical activity, social interaction, sensory development, creativity and outdoor recreation. The play area has been designed to provide inclusive physical, sensory and social play opportunities for a wide range of ages and abilities, including wheelchair-accessible equipment integrated within a landscape-led setting.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal provide links between open and natural spaces and the public realm?	☒ Yes ☐ No ☐ N/A	The proposal strengthens links between open and natural spaces and the wider public realm by redesigning Piccadilly Gardens as an accessible, integrated and connected civic space. The scheme prioritises pedestrian movement, enhances accessibility at arrival points, and creates clear views across the gardens to improve legibility and ease of movement. The design	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
		incorporates substantial new planting, gardens, lawn areas and tree canopies alongside improved pedestrian routes, seating areas, play spaces ensuring that green infrastructure is closely integrated with the surrounding streets, transport interchange and public spaces. The proposed landscaping also seeks to create stronger connections between Piccadilly Gardens and other nearby civic green spaces, such as Cathedral Gardens and St Peter's Square, helping the site function as an important node within the wider public realm network. These measures improve both physical and visual access to natural spaces while encouraging walking, recreation and social interaction.		
Are the open and natural spaces welcoming and safe and accessible for all?	☒ Yes ☐ No ☐ N/A	The proposal has been specifically designed to create open and natural spaces that are welcoming, safe and accessible for all users. The Design and Access Statement places a strong emphasis on inclusive design, no proposed steps, accessible crossing points, wheelchair-accessible seating, and inclusive play equipment that caters for a wide range of individuals. Safety is addressed through improved sightlines across the gardens, strategic positioning of trees and landscape features to avoid concealed areas, enhanced lighting, integrated CCTV coverage and a wider management strategy aimed at reducing antisocial behaviour. The proposals also introduce significant new planting, improved lawns, garden spaces, seating and play opportunities, creating a more attractive and welcoming environment that encourages positive use by visitors. Together, these measures will help transform Piccadilly Gardens into a safer, more inclusive and accessible public space that supports recreation, social interaction and wellbeing.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal set out how new open space will be managed and maintained?	☒ Yes ☐ No ☐ N/A	The proposal sets out a clear framework for the future management and maintenance of the enhanced open space within Piccadilly Gardens. The Design and Access Statement	☒ Positive ☐ Negative ☐ Neutral	

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
		explains that the physical improvements will be supported by a new management model developed in partnership with Manchester City Council, Transport for Greater Manchester, Greater Manchester Police, local businesses and residents. This approach is intended to ensure that the gardens remain safe, clean, welcoming and well maintained over the long term and addressing existing concerns relating to antisocial behaviour through proactive management. The document also notes that materials and landscape features have been selected for durability, robustness and ease of maintenance, helping to reduce long term repair requirements and preserve the quality of the public realm. In addition, a dedicated management strategy forms part of the wider proposals, demonstrating that ongoing maintenance, cleanliness, security and operational management have been considered alongside the physical redesign of the space.	☐ Uncertain	

4. Air Quality, Noise and Neighbourhood Amenity

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	☒ Yes ☐ No ☐ N/A	The documentation demonstrates that the project has undergone rigorous technical development and will be delivered through a coordinated construction programme managed by an experienced project team, including Manchester City Council, Galliford Try and specialist consultants. The proposals also acknowledge the highly sensitive city-centre location, which accommodates significant pedestrian movement, public transport infrastructure, businesses and visitors, indicating that construction logistics and site management will require careful consideration. Construction impacts are addressed through the submitted Construction Management Plan and Construction Environmental Management Plan, which include measures relating to construction logistics, environmental management and the control of construction effects.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Implement a robust Construction Environmental Management Plan (CEMP) to control construction noise, dust, vibration, runoff and pollution.
Does the proposal minimise air pollution caused by traffic and energy facilities?	☒ Yes ☐ No ☐ N/A	Although the proposals are not primarily focused on transport infrastructure or energy generation, they include several measures that are likely to contribute to reduced air pollution and improved air quality within Piccadilly Gardens. The scheme is funded in part through the City Region Sustainable Transport Settlement programme and has been developed to support sustainable movement, prioritising pedestrian accessibility, improving walking routes and enhancing connections with the surrounding public transport network. The redesign introduces substantial new tree planting, gardens and green infrastructure, which can help improve the local environment and contribute to the perception and quality of air within the space. The proposals also seek to create a more attractive, walkable and accessible city centre destination, encouraging active travel and the use of	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
		public transport rather than private vehicle trips.		
Does the proposal minimise noise pollution caused by traffic and commercial uses?	☐ Yes ☐ No ☒ N/A	A Noise Impact Assessment is not included within the application submission.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.

5. Accessibility and Active Travel

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	☒ Yes ☐ No ☐ N/A	While the Design and Access Statement does not explicitly reference the Healthy Streets framework, the proposals address all ten Healthy Streets indicators through the redesign of Piccadilly Gardens. The scheme prioritises pedestrians by improving walking routes, desire lines and accessibility; creates a place that is easy to cross through accessible crossing points; provides shade and shelter through significant new tree planting; and introduces places to stop and rest through increased seating and dwell spaces. The gardens are designed to be welcoming and inclusive for people of all ages and abilities, with accessible play equipment, wheelchair accessible seating and improved public realm features. Measures to improve safety and security include enhanced lighting, clear sightlines and CCTV coverage. The proposals also improve environmental quality through increased planting, gardens and green infrastructure, helping to create a more attractive and healthier setting. Opportunities for social interaction and community activity are enhanced through flexible civic spaces, play provision and areas for informal recreation and small-scale events. Collectively, these interventions support walking and active lifestyles, strengthen feelings of safety and comfort, and create a more vibrant public space consistent with the principles of the Healthy Streets approach. Accessibility and inclusivity are central to the health assessment because they influence whether different groups can move through, understand and comfortably use the Gardens. The proposals provide clearer and more legible movement routes, step-free connections, accessible seating and resting	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
		opportunities, inclusive play provision, improved lighting and enhanced public realm legibility. These measures would particularly benefit people with mobility, sensory or accessibility requirements, older people, children, families with prams and other users who may experience barriers within busy city-centre environments. The improvements would therefore support independent movement, confidence, comfort and equitable access to one of Manchester's principal public spaces.		
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	☒ Yes ☐ No ☐ N/A	The proposal partially supports and encourages cycling, although this is not a primary focus of the scheme. The Design and Access Statement explains that the project is funded through the City Region Sustainable Transport Settlement programme and aims to improve sustainable movement, connectivity and active travel within Manchester city centre. The design prioritises pedestrian movement and improves links between Piccadilly Gardens and the surrounding transport network, creating a more accessible and attractive public realm for active travel users. The site survey information also indicates the presence of cycle parking facilities within and around the wider Piccadilly Gardens area.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒ Yes ☐ No ☐ N/A	The proposal has been designed to strengthen connections between Piccadilly Gardens and the surrounding walking and public transport network, ensuring that the public realm functions as an accessible and integrated part of Manchester city centre. The Design and Access Statement notes that studies of pedestrian movement patterns and desire lines have informed the layout, with pedestrian movement prioritised throughout the scheme and multiple route options provided through the gardens. Improvements include step free access across the site, enhanced arrival points, clear sightlines, improved wayfinding	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
		and stronger links to adjacent streets, public spaces and transport interchanges. The project has also been developed through the City Region Sustainable Transport Settlement programme, which supports sustainable movement and active travel objectives. While the proposals do not identify new dedicated cycle routes within the application site, they improve access and permeability for pedestrians and cyclists travelling through the city centre and help connect Piccadilly Gardens with the wider strategic network of walking and cycling routes surrounding the site.		
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	☒ Yes ☐ No ☐ N/A	Although the proposals do not introduce specific traffic-calming infrastructure such as new highway controls within the application boundary, they have been designed to improve pedestrian safety and reduce the risk of collisions through a people-focused public realm approach. The Design and Access Statement states that pedestrian movement studies and desire line analysis have informed the layout, with the scheme prioritising pedestrian movement, improving accessibility, creating multiple route options through the gardens, enhancing crossing points and strengthening connections with surrounding public transport infrastructure. The wider vision also aligns with future improvements to the surrounding transport interchange and active travel environment, helping to create a safer relationship between pedestrians, buses and trams. In addition, improved sightlines, lighting, wayfinding and accessibility measures are intended to make movement through the area clearer and safer for all users. While no formal traffic-calming measures are specifically identified within the submitted proposals, the redesign seeks to minimise injury risk by creating a more pedestrian prioritised, legible and accessible public realm.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Is the proposal well connected to public transport, local services and facilities?	☒ Yes ☐ No ☐ N/A	Piccadilly Gardens is one of Manchester city centre's most important and well-connected public spaces, functioning as a major transport interchange and gateway to the city. The site as a key arrival point for residents, workers, shoppers and visitors and highlights its direct relationship with surrounding bus and Metrolink services, nearby rail stations, and the city centre's principal pedestrian routes. The proposals have been informed by detailed pedestrian movement studies and are specifically designed to improve connectivity by prioritising pedestrian movement, enhancing accessibility, strengthening desire lines and improving links to surrounding streets and destinations. The scheme also supports the future transformation of the wider Piccadilly area, including proposals for a modernised transport interchange, ensuring that the gardens continue to function as a highly accessible hub connected to public transport, employment areas, retail destinations, cultural attractions and other city centre services and facilities.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	☒ Yes ☐ No ☐ N/A	The proposal does not include car parking spaces, and seeks to encourage and support travel by sustainable modes of transport.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒ Yes ☐ No ☐ N/A	Accessibility and inclusive design are central to the proposals, which have been developed to ensure that people with mobility impairments and disabilities can access and enjoy all areas of Piccadilly Gardens. The Design and Access Statement confirms that the site will be fully step free, with no steps proposed across the development and accessible crossing points provided throughout. The scheme includes wheelchair accessible seating, clear pedestrian routes, improved wayfinding, enhanced lighting	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
		and unobstructed sightlines to support a wide range of users. The new play area has also been specifically designed to be inclusive, incorporating wheelchair accessible equipment, sensory play features and a range of play opportunities suitable for children with different abilities and needs. Accessibility reviews have been undertaken by specialist consultants, and the design seeks to create a safe, welcoming and equitable environment that can be easily used by residents, visitors, older people, families and people with disabilities.		

6. Crime Reduction and Community Safety

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	☒ Yes ☐ No ☐ N/A	The Proposed Development incorporates a range of design measures intended to support crime prevention and improve perceptions of safety. These include improved sightlines across the Gardens, enhanced lighting improved natural surveillance, reduced opportunities for concealment, improved public realm quality and a renewed stewardship and management approach. The layout, planting and street furniture strategy have been developed to avoid creating hiding places or blocking sightlines. The proposal is considered to have a positive health impact in relation to crime reduction and community safety. The Crime Impact Statement confirms that the scheme has been assessed against CPTED principles and is supported subject to minor design and management recommendations. The proposed layout is generally free of obstacles to vision, maintains sightlines across the Site, improves legibility, incorporates lighting and CCTV, and uses planting and street furniture in a way that seeks to avoid creating hiding places or blocking views. These measures, together with a renewed approach to stewardship and maintenance, would support improved perceptions of safety, greater confidence in using the Gardens and more positive occupation of the space throughout the day and evening.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	The detailed design, delivery and operation of the scheme should continue to have regard to the recommendations of the Crime Impact Statement, including lighting, CCTV, robust materials, landscape management, maintenance and operational security measures.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	☒ Yes ☐ No ☐ N/A	The proposals retain Piccadilly Gardens as an open and publicly accessible civic space. The design seeks to improve feelings of safety through openness, legibility, visibility, passive surveillance, lighting, activity, accessible routes and positive management rather than enclosure or exclusion. The scheme would therefore	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Ensure that the final management approach balances safety, openness and inclusivity, avoiding measures that unnecessarily restrict public access or

		support a more welcoming public environment while maintaining inclusive public access.		undermine the civic character of the Gardens.
Does the proposal include attractive, multi-use public spaces and buildings?	☒ Yes ☐ No ☐ N/A	The proposal delivers attractive, high-quality and multi-functional public spaces that are intended to support a wide range of recreational, social and community activities. The redesign transforms Piccadilly Gardens into a more vibrant and welcoming civic destination through the introduction of extensive planting, enhanced lawn areas, new gardens, inclusive play spaces, improved seating and flexible event space. The public realm improvements are designed to accommodate everyday use, informal recreation, social interaction, children's play and small-scale events throughout the year. The scheme also enhances the setting of important heritage assets, improves accessibility and creates a series of distinct character areas that encourage people to spend time in the space. Together, these interventions will create a more attractive, inclusive and versatile public environment that serves residents, workers, families and visitors and reinforces Piccadilly Gardens' role as a key civic space within Manchester city centre.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Continue to ensure that spaces are designed and managed to support positive everyday use, including appropriate maintenance, lighting, cleansing, event management and coordination with community safety partners.
Has engagement and consultation been carried out with the local community and voluntary sector?	☒ Yes ☐ No ☐ N/A	Engagement has been undertaken with local communities, stakeholders, residents, families, businesses and relevant public bodies as part of the development of the proposals. Feedback has identified the importance of safety, accessibility, family-friendly use, play provision and public realm quality. The design responds to these issues through enhanced play, improved routes, seating, greening, accessibility and management.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Continue to engage local stakeholders as the scheme moves into detailed design, delivery and operation, particularly in relation to management, stewardship, family use, accessibility and safety.

7. Access to Healthy Food

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	☐ Yes ☐ No ☒ N/A	N/A	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	☐ Yes ☐ No ☒ N/A	Whilst the proposed development does not provide retail space, it is in close proximity to the full range of retail options in Manchester city centre.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigations required.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	☐ Yes ☐ No ☒ N/A	The proposal does not provide a hot food takeaway.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.

8. Access to Work and Training

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	☒ Yes ☐ No ☐ N/A	The construction phase will generate temporary construction activity and associated supply-chain opportunities. The Local Labour Agreement will support local employment, apprenticeships, training and skills opportunities during the construction phase, helping to ensure that investment in Piccadilly Gardens delivers wider social value benefits alongside the physical redevelopment of the Site. The Local Labour Agreement identifies a series of employment, apprenticeship, skills and training outcomes associated with the construction phase of the Proposed Development. These	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Delivery of the Local Labour Agreement should be monitored through the relevant project governance and delivery arrangements.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
		include targets for 2 new jobs, 8 sustained jobs, 2 new apprenticeships, 60 hours of support for Manchester young people up to the age of 24, 40 hours of support for unemployed adults, 4 weeks of meaningful work placements or pre-employment training, 4 weeks of work trials for Manchester job seekers, 100 hours of community projects with skills and employability outcomes, and 5 site visits for local people.		
Does the proposal provide childcare facilities?	☐ Yes ☐ No ☒ N/A	N/A	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal include managed and affordable workspace for local businesses?	☐ Yes ☐ No ☒ N/A	N/A	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal include opportunities for work for local people via local procurement arrangements?	☒ Yes ☐ No ☐ N/A	The Local Labour Agreement identifies a series of employment, apprenticeship, skills and training outcomes associated with the construction phase of the Proposed Development. These include targets for 2 new jobs, 8 sustained jobs, 2 new apprenticeships, 60 hours of support for Manchester young people up to the age of 24, 40 hours of support for unemployed adults, 4 weeks of meaningful work placements or pre-employment training, 4 weeks of work trials for Manchester job seekers, 100 hours of community projects with skills and employability outcomes, and 5 site visits for local people.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Where possible, local employment, training and procurement outcomes should be maximised through the Local Labour Agreement and construction procurement processes.

9. Social Cohesion and Inclusive Design

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	☒ Yes ☐ No ☐ N/A	The proposal demonstrates a strong commitment to understanding local needs and addressing health inequalities through an extensive programme of engagement undertaken over several years. This has included the 2021 "Help Shape Piccadilly" consultation; ongoing engagement with Manchester City Council programme boards, ward councillors, Greater Manchester Police, Transport for Greater Manchester, CityCo, neighbouring landowners, businesses and technical stakeholders; dedicated accessibility workshops with Manchester City Council's Welfare, Equality & Diversity and Internal Access Group Panel; a bespoke youth safety study involving more than eight hours of interviews with young people; targeted engagement with children, parents and carers through listening sessions and workshops hosted at Sure Start Centres and Family Hubs across a range of neighbourhoods; and a comprehensive public consultation programme comprising a dedicated website, social media campaign, direct stakeholder communications, library displays and public drop-in events. Extensive engagement with local communities, including parents through Sure Start Centres and Family Hubs, has helped shape the proposals to ensure they respond to the needs of a diverse population. The consultation process identified recurring themes relating to safety, accessibility, environmental quality, greening, play provision, maintenance and family use, all of which have informed the final proposals and helped ensure the scheme responds to the needs of a diverse range of users.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal connect with existing communities, i.e. layout and movement which avoids	☒ Yes ☐ No ☐ N/A	The proposal has been specifically designed to strengthen connections between existing communities and Manchester City Centre by creating an open, accessible and highly	☒ Positive ☐ Negative ☐ Neutral	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
physical barriers and severance and land uses and spaces which encourage social interaction?		permeable public space that prioritises pedestrian movement, social interaction and inclusive access. The design has been informed by detailed studies of pedestrian movement patterns and desire lines, together with specialist accessibility and inclusivity input, ensuring that routes, spaces and facilities respond to the needs of a wide range of users. The scheme provides clear and legible pedestrian routes throughout the site, generous circulation spaces, step-free access, gentle gradients, improved crossing points, enhanced wayfinding and multiple route options connecting surrounding neighbourhoods, retail areas, public transport interchanges and key destinations. Importantly, accessibility has been considered throughout the wider public realm through the provision of accessible seating, wheelchair transfer benches, accessible cycle parking, improved lighting, visual and tactile contrasts within paving and landscape features, inclusive interpretation, carefully considered edge treatments and the removal of existing barriers and potential trip hazards. The proposals have also been designed to support users of all ages and abilities through an inclusive play area providing physical, sensory, social and imaginative play opportunities, together with a landscape and management strategy intended to maintain clear routes, good visibility, legibility and accessibility over time. As a result, the scheme would not only improve physical connectivity, but also help create a more equitable, welcoming and inclusive civic space for residents, workers, families, visitors and those travelling through the city centre.	☐ Uncertain	
Does the proposal include a mix of uses and a range of	☒ Yes ☐ No	The proposal incorporates a mix of uses and community-focused facilities that support a wide range of activities and user	☒ Positive ☐ Negative	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
community facilities?	☐ N/A	groups within Piccadilly Gardens. The redesigned space combines enhanced public open space, landscaped gardens, informal recreation areas, an inclusive children's play area, seating and social spaces, improved pedestrian connections and heritage-focused civic spaces. The Design and Access Statement makes clear that the gardens are intended to function as a flexible civic destination capable of supporting everyday use, social interaction, community gathering and small-scale seasonal events, while also serving as a key city-centre transport and arrival space. The inclusion of accessible play facilities, opportunities for relaxation and recreation and high quality public realm creates a broader range of community infrastructure than currently exists on the site, helping to meet the needs of residents, workers, families, visitors and other users of all ages and abilities. The redevelopment is intended not only to improve the physical environment, but also to support the long-term activation, stewardship and positive use of Piccadilly Gardens. The enhanced management arrangements, improved public realm, inclusive play provision and opportunities for small-scale community activity have the potential to increase social interaction, support informal community life and strengthen feelings of belonging and civic pride.	☐ Neutral ☐ Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	☐ Yes ☐ No ☒ N/A	While the proposal does not identify dedicated facilities for voluntary and community sector organisations, it creates a range of opportunities that could support community-led activities and participation.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal take into account issues and principles of inclusive and age-friendly	☒ Yes ☐ No ☐ N/A	Inclusive and age-friendly design principles are embedded throughout the proposal and have been a key consideration in the development of the scheme. Extensive engagement with	☒ Positive ☐ Negative ☐ Neutral	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
design?		local communities, including parents through Sure Start Centres and Family Hubs, has helped shape the proposals to ensure they respond to the needs of a diverse population. Collectively alongside other elements of the scheme detailed in this assessment, these measures demonstrate a strong commitment to creating a safe, welcoming, accessible and age-friendly public space for all users. Inclusive and age-friendly design principles are embedded through step-free access, improved movement routes, accessible seating, inclusive play equipment, sensory play opportunities, improved lighting, clear sightlines and enhanced public realm legibility. These measures are particularly important given the broad range of users who pass through or spend time within Piccadilly Gardens, including children, families, older people, disabled people, commuters, residents, workers and visitors.	☐ Uncertain	

10. Minimising the Use of Resources

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	☒ Yes ☐ No ☐ N/A	The proposal represents a comprehensive redevelopment of an existing, strategically important city centre public space and therefore makes effective use of previously developed land by revitalising and intensifying the use of Piccadilly Gardens rather than requiring the development of new land elsewhere. The proposal includes new facilities, improved public realm, better pedestrian connectivity, flexible event space, new seating and significantly enhanced landscaping, all within the existing site boundary.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal encourage recycling, including building materials?	☒ Yes ☐ No ☐ N/A	The proposal demonstrates a commitment to recycling and the reuse of building materials as part of its wider sustainability and resource-efficiency strategy. The Design and Access Statement specifically identifies opportunities to retain and reuse existing materials within the redevelopment, including the reuse of existing Yorkstone paving on Market Street where it remains in good condition. In addition, redundant slate paving currently on site is proposed to be recycled as aggregate within new decorative in-situ concrete surfaces, helping to reduce waste and minimise the demand for new raw materials. The scheme also emphasises the selection of durable, robust materials that are suitable for a high footfall public realm environment, supporting long term sustainability through reduced maintenance and replacement needs. These measures demonstrate that material reuse and recycling have been incorporated into the design approach and contribute to the project's overall environmental objectives.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	CEMP to outline measures through which waste will be minimised, recycled and disposed of as required.
Does the proposal incorporate sustainable design and construction techniques?	☒ Yes ☐ No ☐ N/A	The proposal incorporates a range of sustainable design and construction principles, particularly through its approach to material reuse, green infrastructure, durability and long-term	☒ Positive ☐ Negative ☐ Neutral	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
		stewardship. The Design and Access Statement highlights opportunities to recycle and reuse existing materials, including retaining and reusing Yorkstone paving where possible and repurposing redundant slate paving as aggregate within new decorative concrete surfaces. The scheme also introduces significant new tree planting, gardens and green infrastructure, contributes to biodiversity enhancement, incorporates sustainable drainage and blue infrastructure strategies, and prioritises high-quality, durable materials selected for longevity and reduced maintenance requirements. In addition, the project is supported through the City Region Sustainable Transport Settlement programme and promotes sustainable movement by prioritising walking, accessibility and connections to public transport. While the document does not provide detailed information on construction methodologies or embodied carbon targets, the emphasis on material reuse, environmental enhancement, sustainable transport and robust long-term design demonstrates that sustainable design and construction principles have been integrated into the development proposals.	☐ Uncertain	

11. Climate Change

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	☐ Yes ☐ No ☒ N/A	The primary focus of the HIA is the health and wellbeing effect of the public realm proposals. The wider scheme incorporates sustainable design measures through material reuse, greening, SuDS, blue-green infrastructure and climate-responsive public realm design.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	☒ Yes ☐ No ☐ N/A	The proposal demonstrates that seasonal comfort and climate responsiveness have been carefully considered through its landscape-led design approach. The Design and Access Statement includes detailed microclimate analysis as part of the site assessment process and proposes significant new tree planting, enhanced gardens and green infrastructure that will provide increased shade, cooling and shelter within the public realm. The strategy focuses on introducing large-canopy trees to create more comfortable spaces for movement, relaxation and social interaction during warmer weather, while also improving the overall environmental quality and resilience of the site. The design seeks to maximise usable public space beneath tree canopies, improve biodiversity and strengthen the green character of the gardens. In addition, seating areas and landscaped spaces will provide opportunities for shelter and year-round use, while the open layout, clear sightlines and enhanced planting help create a comfortable and attractive environment throughout the seasons. Although the documents do not provide detailed information regarding building ventilation systems, the proposals clearly incorporate landscaping and public realm measures that respond positively to both summer and winter conditions and support climate-sensitive design.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
		From a health perspective, climate resilience is relevant because overheating, lack of shade, intense rainfall and poor environmental comfort can affect how people use public spaces, particularly children, older people, disabled people and people with long-term health conditions. The proposed increase in tree canopy, shade provision, rain gardens, SuDS and blue-green infrastructure would improve environmental comfort, support surface water management and contribute to a more resilient public realm. These measures would help the Gardens remain usable and comfortable across a wider range of weather conditions, supporting everyday wellbeing as well as long-term climate adaptation.		
Does the proposal maintain or enhance biodiversity?	☒ Yes ☐ No ☐ N/A	The proposal seeks to maintain and enhance biodiversity through a substantial increase in the quantity, quality and diversity of planting within Piccadilly Gardens. The Design and Access Statement identifies biodiversity enhancement as a key component of the scheme, supported by dedicated Green Infrastructure. Existing trees in poor condition will be replaced with a greater number of diverse tree species, and new large canopy trees, gardens and planting beds will be introduced throughout the site to improve habitat value, ecological connectivity and overall environmental quality. The landscape concept draws inspiration from the city's wider network of green spaces and incorporates a varied planting palette designed to provide seasonal interest and ecological benefits while maintaining visibility and safety. In addition, the proposals include sustainable drainage and blue infrastructure measures that contribute to a more resilient urban environment. Collectively, these interventions will significantly increase green infrastructure, improve habitat provision and deliver measurable	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
		biodiversity benefits compared with the existing condition of the site.		
Does the proposal incorporate sustainable urban drainage systems (SuDS) techniques?	☒ Yes ☐ No ☐ N/A	The proposal incorporates Sustainable Urban Drainage Systems (SuDS) as part of its wider environmental and landscape strategy. The Design and Access Statement includes dedicated sections on both "Blue Infrastructure" and "Drainage Strategy / SuDS", demonstrating that surface water management has been integrated into the design process. The scheme's landscape-led approach introduces extensive new planting, gardens, tree pits and green infrastructure, which can help manage rainfall, improve water infiltration and contribute to climate resilience within this highly urbanised city centre setting. The proposals also seek to enhance biodiversity and environmental performance through the creation of a greener landscape and improved ecological function. While the submitted extracts do not provide detailed technical specifications of the SuDS features, the inclusion of a dedicated drainage and blue infrastructure strategy confirms that sustainable drainage principles have been incorporated as part of the overall redevelopment of Piccadilly Gardens. The submitted drainage, landscape and blue-green infrastructure strategies should be carried through detailed design, delivery and long-term management to ensure that SuDS, rain gardens, planting and associated surface water management features continue to support climate resilience, environmental quality and user comfort over time.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Opportunity to explore rain gardens and water butts during detailed landscape design stages.

6

Discussion of Findings

6. Discussion of Findings

Summary of Health Impacts

6.1 This HIA has assessed the Proposed Development against the HUDU Rapid Health Impact Assessment framework, having regard to the health profile of Manchester, the characteristics of Piccadilly ward, the baseline condition of Piccadilly Gardens and the wider planning application material.

6.2 The assessment is particularly relevant in the context of the Manchester health evidence base, which identifies significant health inequalities, poorer than average mortality outcomes, mental wellbeing challenges, concerns relating to personal safety and crime, environmental quality issues, and comparatively limited access to green space. Whilst the Proposed Development cannot directly address clinical health outcomes, it has the potential to contribute positively to a number of the wider determinants of health that influence wellbeing across the city.

6.3 The Proposed Development would retain and substantially enhance an existing public open space within a dense city-centre environment. It would introduce improved lawns, new planting, enhanced tree canopy, rain gardens, sustainable drainage infrastructure, inclusive play provision, improved seating, clearer routes, lighting and a renewed approach to management and stewardship. These measures would improve access to high-quality public realm and green infrastructure, supporting physical activity, outdoor recreation, social interaction and mental wellbeing. In addition, the proposals would create a more legible, accessible and welcoming city-centre environment through clearer movement routes, improved wayfinding, enhanced seating opportunities, spaces for informal recreation and social interaction, and a public realm that is better suited to the volume and diversity of users who pass through Piccadilly Gardens on a daily basis.

6.4 The scheme would also respond to long-standing concerns relating to perceptions of safety, antisocial behaviour and the quality of the existing public realm. The proposals would also support a more family-friendly city-centre environment through the provision of highly visible and inclusive play facilities integrated within a wider programme of accessibility, landscape, stewardship and public realm improvements.

6.5 Importantly, many of these interventions directly reflect issues identified through public consultation and stakeholder engagement, including concerns relating to safety, accessibility, environmental quality, comfort, family use and the overall condition of the Gardens. The assessment therefore concludes that the health and wellbeing benefits identified are closely aligned with both the evidence base and the aspirations expressed through the consultation process.

6.6 Through improved sightlines, lighting, activity, natural surveillance and stewardship, the Proposed Development has the potential to create a more welcoming and positively used civic space. This is important because perceptions of safety influence whether people choose to walk through, spend time within, allow children to play in, or socially interact within public spaces.

6.7 These benefits are supported by the Crime Impact Statement, which confirms that the scheme has been well

designed from a crime prevention perspective and has the potential to create a vibrant location, subject to minor design and management recommendations. The health benefit is therefore not that physical redevelopment alone will resolve all crime or antisocial behaviour issues, but that the proposals would improve the physical and managed environment in ways that support confidence, legibility, natural surveillance, positive activity and more inclusive use of the Gardens.

6.8 No significant adverse health effects have been identified through the assessment. Temporary construction-phase effects, including noise, dust, hoarding, changes to pedestrian movement and servicing activity, will require appropriate management through construction, environmental and traffic management processes. These effects would be temporary and should be weighed against the long-term operational benefits of the completed scheme.

6.9 The HIA has identified a number of baseline health and wellbeing issues relevant to Piccadilly Gardens, including health inequalities, poorer environmental quality, limited access to green infrastructure within the city-centre environment, concerns regarding crime and perceptions of safety, mental wellbeing considerations, opportunities to improve accessibility and inclusion, and the importance of high-quality civic spaces in supporting health, wellbeing and social interaction.

6.10 The Proposed Development responds directly to these issues through the comprehensive renewal of Piccadilly Gardens. The proposals would deliver enhanced green infrastructure, improved accessibility, inclusive play, strengthened natural surveillance, improved environmental quality, better opportunities for recreation and a renewed approach to stewardship and management.

6.11 As a result, the assessment concludes that the Proposed Development is likely to generate positive effects across a number of key determinants of health and wellbeing. No significant adverse health effects have been identified, and the long-term benefits of the completed scheme are expected to outweigh any temporary construction-phase impacts.

6.12 Overall, the Proposed Development is considered to make a positive contribution to the wider determinants of health by improving access to open space, play, social interaction, active travel, inclusive design, community safety, green infrastructure and climate resilience within one of Manchester's most important civic spaces. By improving environmental quality, perceptions of safety, access to nature, opportunities for recreation and physical activity, social interaction and inclusive public realm, the proposals respond directly to a number of the wider determinants of health identified through the Manchester JSNA, Health Profile and Health Index evidence.

6.13 The significance of these benefits is amplified by Piccadilly Gardens' role as one of Manchester's principal civic spaces and transport interchanges, meaning that the benefits will be experienced by residents, workers, students, commuters, families and visitors from across the city-region.

6.14 Whilst the Proposed Development has the potential to make a significant positive contribution to the quality, accessibility, safety and usability of Piccadilly Gardens, it is recognised that many of the wider issues influencing health and wellbeing within the city centre, including crime, vulnerability, homelessness,

antisocial behaviour and wider social inequalities, cannot be addressed through physical development alone. The long-term success of the redevelopment will therefore also depend upon the continued implementation of management, stewardship and partnership initiatives led by Manchester City Council and its partners as part of wider efforts to support positive activity, improve perceptions of safety and address broader social challenges across Manchester City Centre.

Recommendations

- The long-term management, maintenance and stewardship arrangements proposed as part of the redevelopment should be implemented and maintained to support the continued safe, inclusive and positive use of Piccadilly Gardens. This should include the ongoing inspection, maintenance and repair of lighting, CCTV, signage, planting, street furniture, play areas, sustainable drainage features and pedestrian routes to ensure that sightlines, lighting coverage, accessibility, cleanliness and the quality of the public realm are sustained over time.
- Construction-stage arrangements should also have regard to site security, cleanliness and public safety, including the control of pedestrian and vehicular access, appropriate management of loose materials, and measures to ensure that temporary works, hoarding and construction activity do not create avoidable opportunities for crime, antisocial behaviour or unsafe pedestrian conditions.
- Construction-phase pedestrian arrangements should seek to maintain safe and legible pedestrian routes around the Site in accordance with approved construction and traffic management measures.
- The Local Labour Agreement should be used as the mechanism for taking forward the employment, apprenticeship, training, work placement, work trial, school engagement, community project and site visit outcomes identified for the construction phase of the Proposed Development.
- The inclusive play strategy embedded within the proposals should be maintained as the project progresses through subsequent stages, ensuring that children of different ages and abilities continue to benefit from physical, sensory, social and imaginative play opportunities.
- The accessibility and inclusive design principles embedded within the proposals should continue to be carried through subsequent design, delivery and management stages to ensure that Piccadilly Gardens remains accessible, legible and welcoming to people of all ages and abilities.
- The landscape, greening and climate resilience measures embedded within the submitted proposals, including tree planting, biodiverse planting, rain gardens, sustainable drainage infrastructure, increased canopy cover and shade provision, should continue to be carried forward as the scheme progresses through subsequent design and delivery stages.
- The long-term success of the redevelopment should be supported by the continued implementation of wider city-centre management, stewardship and partnership initiatives led by Manchester City Council and its partners, recognising that a number of the health, wellbeing and community safety issues affecting Piccadilly Gardens are influenced by factors beyond the scope of the physical development alone.

7

Conclusion

7. Conclusion

7.1 This Health Impact Assessment has assessed the Proposed Development in accordance with the HUDU Rapid Health Impact Assessment framework and having regard to Places for Everyone Policy JP-P6: Health. The HIA has identified a number of baseline health and wellbeing considerations relevant to Piccadilly Gardens, including limited access to high-quality green infrastructure within the city-centre environment, concerns relating to crime and perceptions of safety, environmental quality challenges, opportunities to improve accessibility and inclusion, and the importance of high-quality civic spaces in supporting health, wellbeing and social interaction.

7.2 The Proposed Development responds directly to these issues through the comprehensive renewal of Piccadilly Gardens. The proposals would deliver enhanced green infrastructure, improved accessibility, inclusive play provision, strengthened natural surveillance, improved environmental quality, better opportunities for recreation and a renewed approach to stewardship and management.

7.3 As a result, the assessment concludes that the Proposed Development is likely to generate positive effects across a number of key determinants of health and wellbeing. Positive outcomes are identified in relation to access to open space and nature, recreation and play, community safety, accessibility, social cohesion, environmental quality and climate resilience. No significant adverse health effects have been identified, and the long-term benefits of the completed scheme are expected to outweigh any temporary construction-phase impacts.

7.4 The HIA therefore supports the wider planning conclusion that the Proposed Development would deliver a coordinated package of social and environmental benefits, including improved public realm quality, play and recreation, accessibility, perceptions of safety, urban greening, climate resilience and long-term stewardship, all of which are relevant to the wider determinants of health identified through the Manchester JSNA, Health Profile and Health Index evidence.

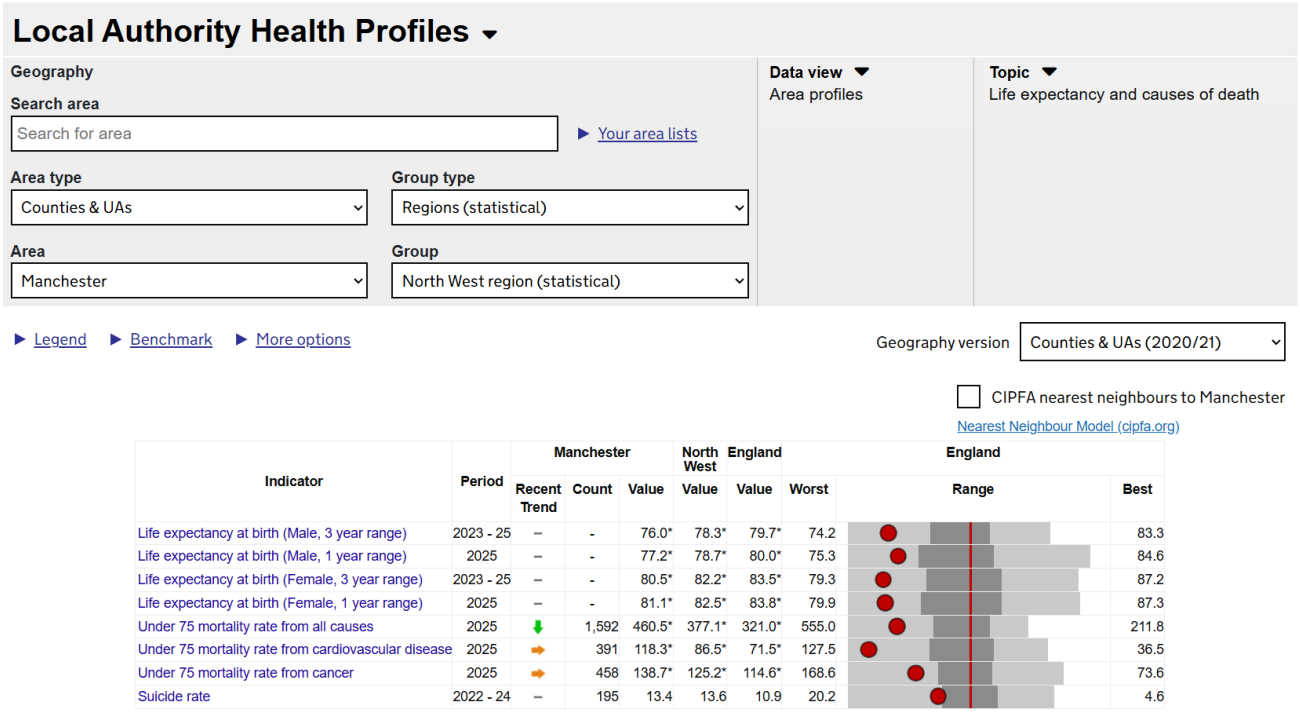
7.5 Overall, the Proposed Development is considered to support the creation of a healthier, safer, greener, more inclusive and more resilient civic space. It would contribute positively to the wider determinants of health and wellbeing for the diverse population who use, visit, work in, travel through and spend time within Manchester City Centre. There is therefore no reason, on health and wellbeing grounds, why planning permission should not be granted.

Appendix 1

Appendix 1

- Local Authority Health Profiles – Data: Manchester

  Fingertips | Department of Health and Social Care



Local Authority Health Profiles

Geography

Search area

Search for area

▶ Your area lists

Area type: Counties & UAs

Group type: Regions (statistical)

Area: Manchester

Group: North West region (statistical)

Data view: Area profiles

Topic: Life expectancy and causes of death

▶ Legend ▶ Benchmark ▶ More options

Geography version: Counties & UAs (2020/21)

CIPFA nearest neighbours to Manchester

Nearest Neighbour Model (cipfa.org)

Indicator	Period	Manchester			North West	England	England	England	
		Recent Trend	Count	Value	Value	Value	Worst	Range	Best
Life expectancy at birth (Male, 3 year range)	2023 - 25	–	-	76.0*	78.3*	79.7*	74.2		83.3
Life expectancy at birth (Male, 1 year range)	2025	–	-	77.2*	78.7*	80.0*	75.3		84.6
Life expectancy at birth (Female, 3 year range)	2023 - 25	–	-	80.5*	82.2*	83.5*	79.3		87.2
Life expectancy at birth (Female, 1 year range)	2025	–	-	81.1*	82.5*	83.8*	79.9		87.3
Under 75 mortality rate from all causes	2025	↓	1,592	460.5*	377.1*	321.0*	555.0		211.8
Under 75 mortality rate from cardiovascular disease	2025	→	391	118.3*	86.5*	71.5*	127.5		36.5
Under 75 mortality rate from cancer	2025	→	458	138.7*	125.2*	114.6*	168.6		73.6
Suicide rate	2022 - 24	–	195	13.4	13.6	10.9	20.2		4.6

- Public Health England Local Authority Health Profile – Manchester (2019) E08000003

- How health has changed in your area: 2015 to 2021

  ONS – Census 2021

What is my area's Health Index score?

Choose an area to see how different aspects of health have changed.

Manchester ×

Health Index score for Manchester: 81.7

Manchester's Health Index score increased in 2021.

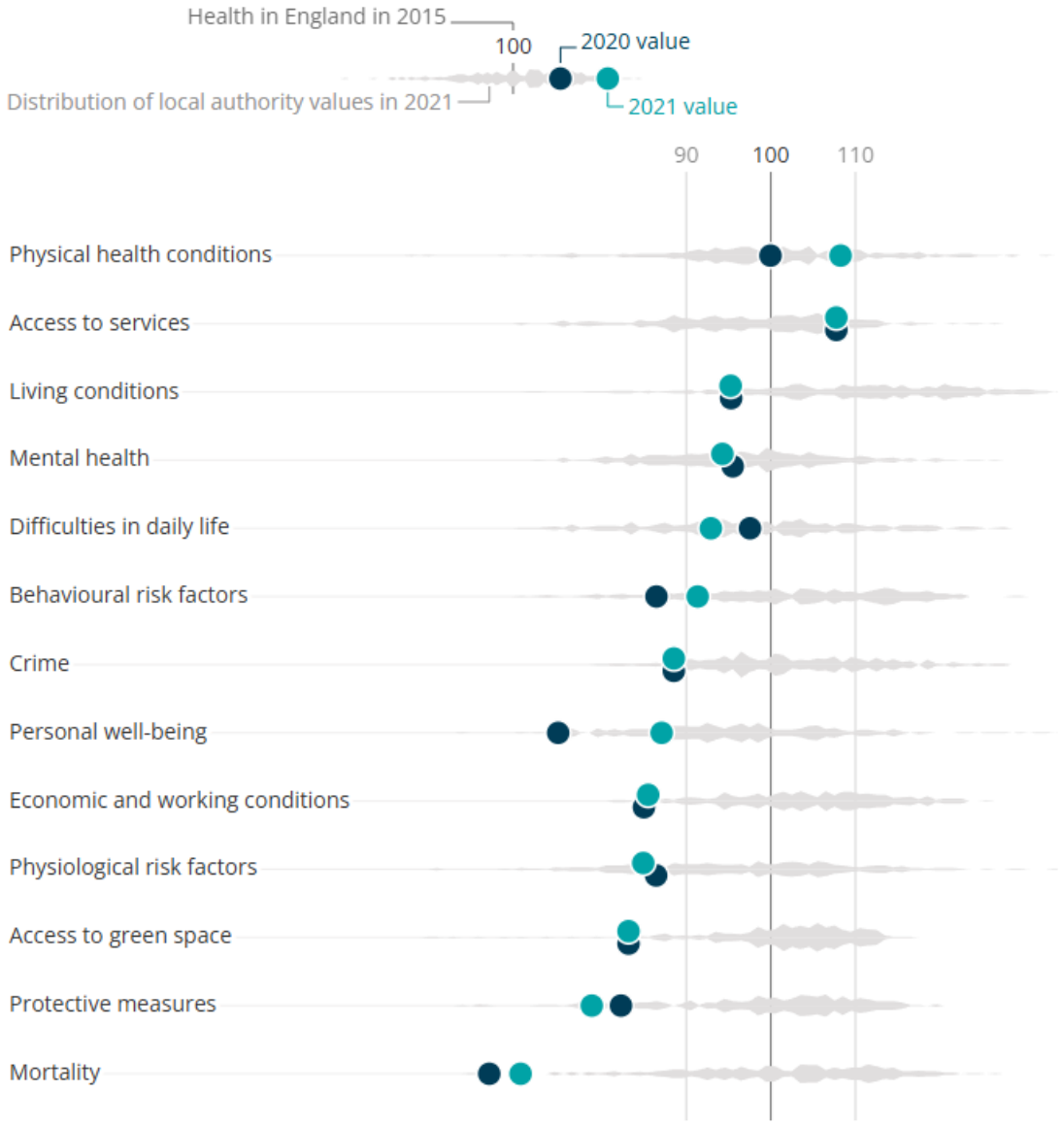
Manchester has an overall Health Index score of 81.7, which **is up 2.2 points** compared with the previous year.

A score of 100 represents average levels of health in England in 2015. A higher number always means better health and a lower number means worse health.

Manchester ranked in the bottom 10 percent of local authority areas in England for health in 2021.

Health in Manchester is strongest among measures relating to the "physical health conditions" subdomain

Health Index values for each subdomain, Manchester, 2021



Source: Health Index for England from the Office for National Statistics

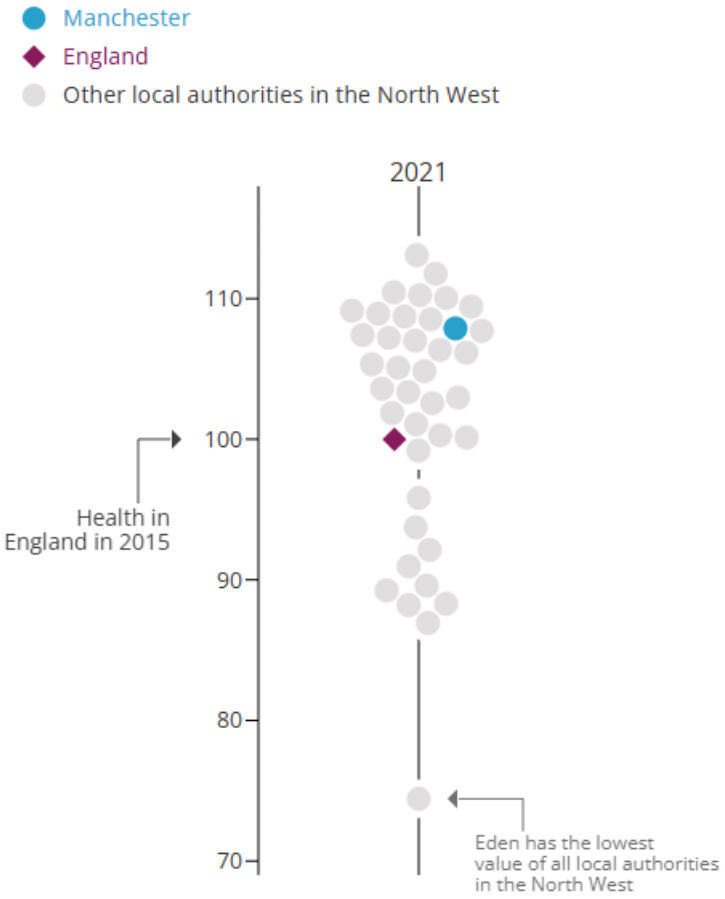
Manchester's best score across all subdomains is 108.2 for health relating to "physical health conditions".

"Physical health conditions" looks at cancer, cardiovascular conditions, dementia, diabetes, kidney and liver disease, musculoskeletal conditions, and respiratory conditions.

The second highest scoring subdomain is "access to services", while Manchester's worst score is for "mortality".

Manchester's score for health relating to "access to services" is better than the score for England as a whole

Health Index values for the "access to services" subdomain in England and across local authority areas in the North West, 2021



Source: Health Index for England from the Office for National Statistics

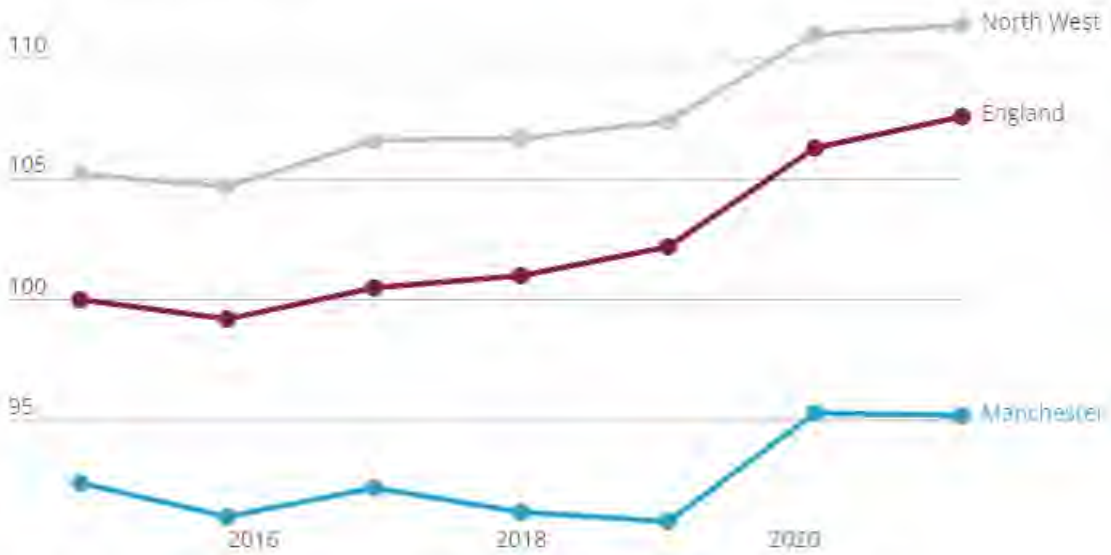
Manchester has a Health Index score of 107.7 for "access to services". The score for the North West is 103.7, while England has a score of 100.3.

"Access to services" addresses distance to GP services, distance to pharmacies, distance to sports or leisure facilities, internet access, and patients offered acceptable GP practice appointments. In-person services in this category were limited during the coronavirus pandemic.

This subdomain's highest scoring indicator was distance to pharmacies, with an index value of 112.4. The lowest scoring indicator was patients offered acceptable GP practice appointments, which has an index value of 96.6.

Manchester's Health Index value for "living conditions" improved by 2.9 points in the six years between 2015 and 2021

Health Index values for the "living conditions" subdomain, Manchester, the North West and England, 2015 to 2021



Source: Health Index for England from the Office for National Statistics

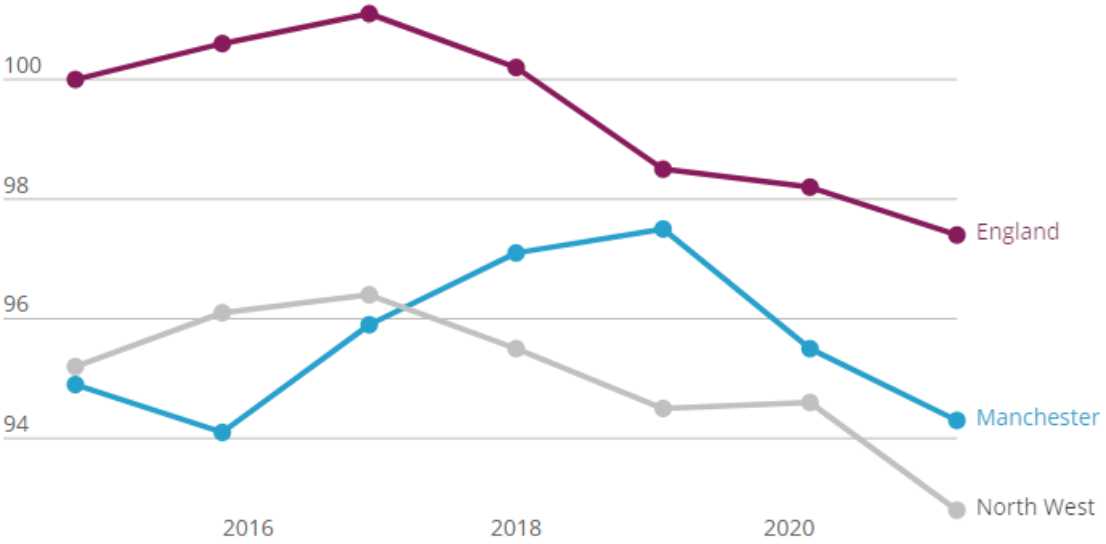
"Living conditions" looks at air pollution, household overcrowding, noise complaints, road safety, and rough sleeping.

Manchester's score for "living conditions" improved from 92.4 in 2015 to 95.2 in 2021. Despite the increase, Manchester went from being in the bottom 20% of local authority areas to being in the bottom 15% across England for this subdomain.

The change was largely because of a decrease in air pollution (the index improved by 6.2 points) and a decrease in rough sleeping (the index improved by 5.5 points).

Manchester's Health Index value for "mental health" worsened by 0.7 points in the six years between 2015 and 2021

Health Index values for the "mental health" subdomain, Manchester, the North West and England, 2015 to 2021



Source: Health Index for England from the Office for National Statistics

"Mental health" addresses children's social, emotional and mental health, mental health conditions, self-harm, and suicides.

Self-harm figures are counted through hospital admissions and so not all cases are recorded. During the coronavirus pandemic, people may have been less likely to seek help at hospital because of fears of infection or overwhelming services. Suicides per area are based on a three-year period, so these figures show longer-term trends rather than a change year to year. Suicide registrations were also affected by inquest delays in 2020.

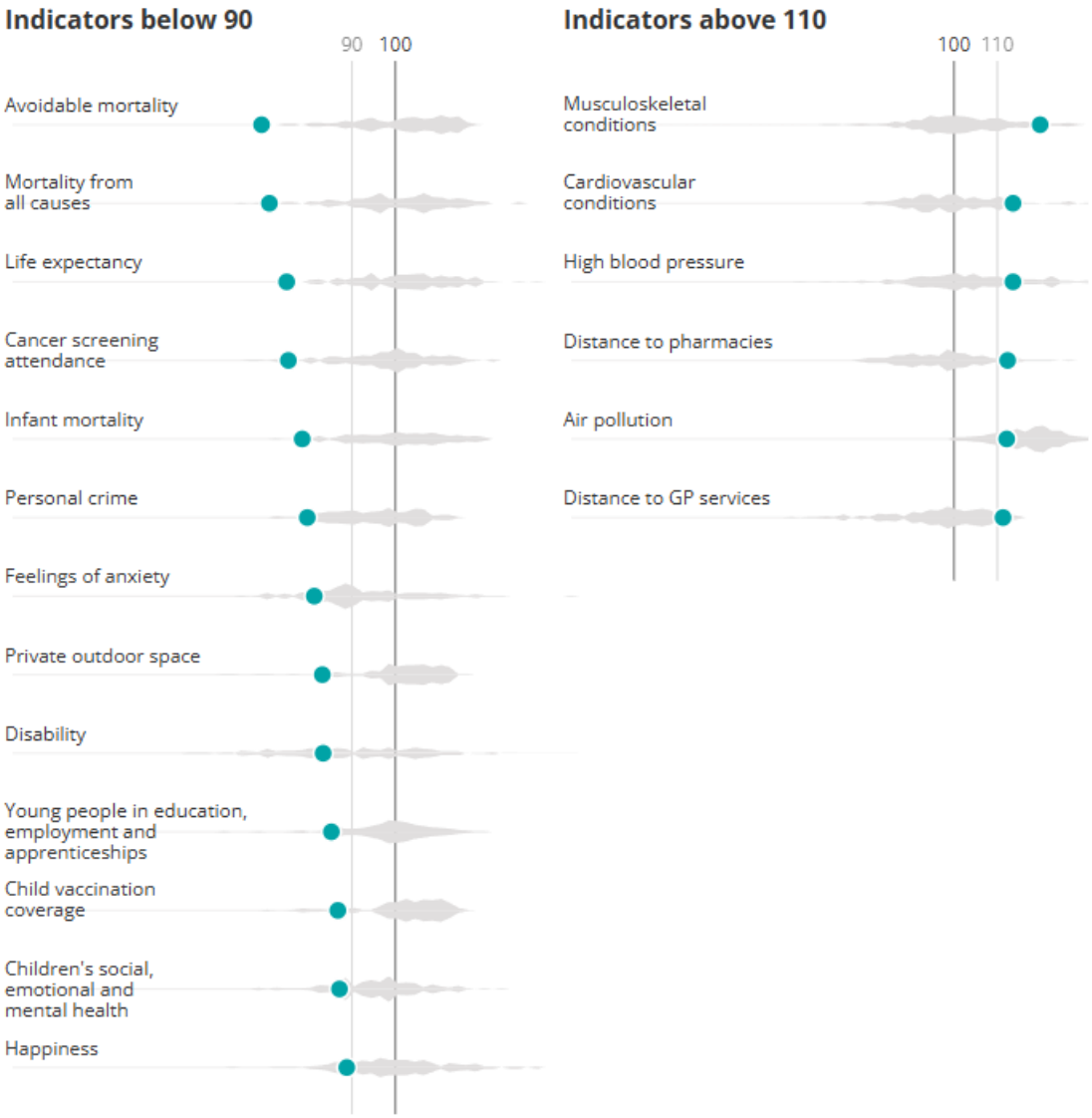
Between 2015 and 2021, Manchester's Health Index value for "mental health" went from 94.9 to 94.3. Despite the decrease, Manchester went from being in the bottom 30% of local authority areas to being in the bottom 40% for this subdomain.

The change was largely because of a worsening in children's social, emotional and mental health (a decrease of 9.2) and an increase in suicides (the index worsened by 1.3 points).

Manchester's lowest indicator score is for avoidable mortality and its highest score is for musculoskeletal conditions

Health index values for each indicator below 90 or above 110, Manchester, 2021





Source: Health Index for England from the Office for National Statistics

Note: Scores of 90 and 110 are one standard deviation away from 100, the average score for England in 2015.