03517 Weston Halls and Pendulum Hotel

Plot H, Sister Cumulative Assessment

July 2026

Executive Summary

1. This Technical Note provides a cumulative assessment of the proposed redevelopment of Weston Halls and Pendulum Hotel with Plot H, Sister. The planning application for Plot H, Sister was not submitted at the time of preparing the Weston Halls and Pendulum Hotel 2025 Environmental Statement (ES) so was not assessed in the cumulative assessment. This Technical Note has been prepared now the planning application has been submitted for Plot H, Sister, immediately north of Western Halls and Pendulum Hotel.

2. The cumulative assessment presented in this Technical Note considers the technical topics scoped in for assessment in the 2025 ES (socio-economics and human health; built heritage; townscape and visual; wind microclimate; daylight, sunlight and overshadowing; solar glare; climate change; air quality; and noise and vibration). The additional cumulative assessment for each topic reported in this Technical Note does not report any cumulative worsening of effects presented in the 2025 ES.

3. Overall, no additional cumulative effects are reported and this Technical Note does not change the conclusions of the 2025 ES.

Introduction

4. A planning application for the redevelopment of Weston Halls and Pendulum Hotel (the 'Proposed Development') was submitted to Manchester City Council (MCC) in December 2025 (MCC ref: 144791/FO/2025) and is currently pending determination. The application was accompanied by an Environmental Statement (ES) (the '2025 ES').

5. In August 2025 an application to demolish the multi-storey car park on Charles Street to the north of the Site (MCC ref: 143741/FO/2025) was submitted (now approved). This application was to prepare the site for future development (Plot H, Sister). Only the demolition proposals were considered in-combination with the Proposed Development in the 2025 ES[1], as this was the only live planning application at the point of preparing the ES.

6. In May 2026, a planning application for Plot H, Sister was submitted (MCC ref: PLA-2026-000312) and is currently pending determination.

7. This technical note provides cumulative assessment of the Proposed Development with Plot H, Sister, now that information is available in the form of the live planning application.

[1] **Chapter 15: Assessment of Cumulative Effects, Table 15.1,** Cumulative Project 2.

Cumulative Assessment of Plot H, Sister

8. The cumulative assessment of the Proposed Development and Plot H, Sister for each topic assessed in the 2025 ES is set out below. The cumulative assessment considers the Proposed Development and Plot H, Sister; and all cumulative projects previously identified in **Chapter 15, Table 15.1** of the 2025 ES in-combination with the Proposed Development and Plot H, Sister.

9. The assessments set out below have been undertaken by the same project team that prepared the 2025 ES (see **Appendix 1.2** of the 2025 ES).

Socio-Economics and Human Health

Cumulative Assessment of the Proposed Development and Plot H, Sister

Construction Stage

10. The construction stage of Plot H, Sister may overlap with the Proposed Development in terms of timescales. In-combination effects with the relevant construction stage receptor (labour force) are therefore likely, as outlined below:

- **Employment generated (high sensitivity)**: The delivery of Plot H, Sister will generate employment in the construction sector; evidence submitted as part of the planning application indicates that c. 100 FTE jobs will be sustained on average over its 3-year construction period. In-combination effects with the relevant construction stage receptor (labour force) are therefore likely as a result of employment generated. The combined magnitude of change is anticipated to be small. This cumulative beneficial effect is considered to be temporary, medium-term and minor. This will be in line with the level of effect (Minor) considered at the project level (albeit will be quantitatively higher in terms of number of jobs). The cumulative effect is Not Significant, as it is at the project level.

Operational Stage

11. The operational stage of Plot H, Sister will overlap with the Proposed Development in terms of timescales. In-combination effects with the relevant operational stage receptor (students requiring accommodation) are therefore likely, as outlined below:

- **Provision of PBSA (high sensitivity)**: Plot H, Sister will provide 1,041 PBSA bedspaces. In-combination effects with the relevant operational stage receptor (students requiring accommodation) are therefore likely as a result of the provision of PBSA. The combined magnitude of change is anticipated to be large. This cumulative beneficial effect is considered to be permanent, long-term and Major. This will be in line with the level of effect (Major) considered at the project level (albeit will be quantitatively higher in terms of number of PBSA bedspaces). This effect is Significant, as it is at the project level.

Cumulative Assessment of the Proposed Development and all Cumulative Projects

Construction Stage

12. The construction stage of all Cumulative Projects (including Plot H, Sister) may overlap with the Proposed Development in terms of timescales. In-combination effects with the relevant construction stage receptor (labour force) are therefore likely, as outlined below:

- **Employment generated (high sensitivity)**: All Cumulative Projects (including Plot H, Sister) will generate employment in the construction sector. In-combination effects with the relevant construction stage receptor (labour force) are therefore likely as a result of employment generated. The combined magnitude of change is anticipated to be large. This cumulative beneficial effect is considered to be temporary, medium-term and major. This will exceed the level of effect (Minor) considered at the project level. The cumulative effect is Significant, exceeding the level of effect at the project level.

Operational Stage

13. The operational stage of all Cumulative Projects (including Plot H, Sister) will overlap with the Proposed Development in terms of timescales. In-combination effects with the relevant operational stage receptor (students requiring accommodation) are therefore likely, as outlined below:

- **Provision of PBSA (high sensitivity)**: Cumulative Projects 3, 4, 6, 10, 14, 17, 18 and Plot H, Sister will provide PBSA. In total, it is understood that these Cumulative Projects will deliver a combined c. 7,810 PBSA bedspaces, including 1,041 at Plot H, Sister. In-combination effects with the relevant operational stage receptor (students requiring accommodation) are therefore likely as a result of the provision of PBSA. The combined magnitude of change is anticipated to be large. This cumulative beneficial effect is considered to be permanent, long-term and Major. This will be in line with the level of effect (Major) considered at the project level (albeit will be quantitatively higher in terms of number of PBSA bedspaces). This effect is Significant, as it is at the project level.

Built Heritage

Cumulative Assessment of the Proposed Development and Plot H, Sister

14. Common receptors have been identified between Weston and Pendulum and Plot H, Sister. During the demolition and construction stage in-combination effects will occur on the Whitworth Street Conservation Area, Manchester House, the Lass O' Gowrie Public House, the Manchester South Junction and Altrincham Railway Viaduct, and the Renold Building. For both Weston and Pendulum and Plot H, Sister no identified effects exceed minor adverse significance and in-combination effects would not be significant.

15. During the operational stage an in-combination effect will occur on the Whitworth Street Conservation Area. In both cases, the level of effect is identified as minor adverse and would not be significant when considered cumulatively.

Cumulative Assessment of the Proposed Development and all Cumulative Projects

16. Common receptors have been identified between the Proposed Development and Cumulative Projects 1, 4, 6, 27[2] and Plot H, Sister.

17. In-combination effects will occur on the Manchester South Junction and Altrincham Railway Viaduct, the Institute of Science and Technology, the Whitworth Street Conservation Area and the Renold Building during the demolition and construction stages from the Proposed Development and Cumulative Project 1. For both the Proposed Development and Cumulative Project 1, no identified effects exceed minor to moderate adverse significance and in-

[2] See **Table 15.1** of the 2025 ES.

combination effects would not be significant. During the operational stage of the Proposed Development, only the Whitworth Street Conservation Area will experience a minor adverse effect. The effect of Cumulative Project 1 on the conservation area was identified as neutral; therefore, no in-combination effects are likely during operation. The Proposed Development will have negligible adverse effects on the Wright Robinson Hall and Barnes Wallis Building and the Morton Laboratory during the construction and operational stages. These buildings would be demolished during the demolition and construction stage of Cumulative Project.

18. Regarding Cumulative Project 4, the common receptor is Whitworth Street Conservation Area. Both the Proposed Development and Cumulative Project 4 will have a minor adverse effect on Whitworth Street Conservation Area during the construction stage. However, Cumulative Project 4 is expected to be operational during the construction stage of the Proposed Development and no adverse effect was identified for Cumulative Project 4 during the operational stage.

19. Only negligible effects were reported for Cumulative Project 6; therefore, no in-combination effects are likely.

20. For Cumulative Project 27, in-combination effects occur, with some heritage assets experiencing minor beneficial, minor adverse, or negligible effects. However, all identified effects are not significant, either individually or in-combination.

21. Overall, none of the effects for the projects (including Plot H, Sister) in isolation exceed minor to moderate adverse significance and, in-combination, do not give rise to a significant environmental effect.

Townscape and Visual

Cumulative Assessment of the Proposed Development and Plot H, Sister

22. The assessment presented in **Chapter 8** of the 2025 ES concluded that significant townscape and visual effects (moderate beneficial) associated with the Proposed Development were limited to a small number of receptors in the immediate vicinity of the Site, principally affecting LTCA1 – University Buildings, Living and Ancillary Uses and users of adjacent streets and pedestrian routes, with effects reducing rapidly with distance due to the enclosed urban townscape.

23. Common receptors exist between the Proposed Development and Plot H, Sister. These comprise LTCA1 – University Buildings, Living and Ancillary Uses; and users of the pedestrian route and roads immediately adjacent to the Site, including Charles Street and Sackville Street.

24. Plot H, Sister is located immediately to the north of the Site and forms part of the wider regeneration of this part of the city centre. The two developments would introduce new built form within the same townscape context and would therefore be experienced in combination by a number of receptors in the vicinity of the Site.

25. There would be a direct change to the character of LTCA1 arising from the combined presence of the Proposed Development and Plot H, Sister. However, both developments would contribute to the ongoing regeneration of the area through the replacement of underutilised land with high-quality development. The cumulative change would therefore be consistent with the established pattern of regeneration and would reinforce the evolving urban character of the locality.

26. Users of Charles Street, Sackville Street and surrounding pedestrian routes would experience views of both developments in combination. Due to their close proximity, the developments would form part of the same townscape composition in a number of views. Whilst the scale of built form within these views would increase, the visual effects would remain consistent with those identified for the Proposed Development alone, with Plot H, Sister forming part of the wider urban context rather than materially increasing the magnitude of visual change.

27. The cumulative presence of the Proposed Development and Plot H, Sister would increase the extent of tall built form within local views and result in a greater degree of skyline change than would arise from the Proposed Development alone. This would also increase the sense of enclosure along sections of Charles Street and to some extents Sackville Street. However, these changes would occur within a location identified for city centre regeneration and tall buildings, where the evolving townscape character is already being shaped by large-scale redevelopment. Both developments would introduce active ground floor frontages, improved public realm and higher quality built form, contributing positively to the streetscape and the wider regeneration of the area. Consequently, whilst the cumulative visual change would be greater than that arising from the Proposed Development in isolation, it would not give rise to significant adverse cumulative townscape or visual effects.

28. Overall, the cumulative assessment indicates that the Proposed Development and Plot H, Sister would contribute collectively to the regeneration of the area without giving rise to significant cumulative townscape or visual effects beyond those already identified for the Proposed Development. Significant effects would remain limited to receptors already assessed as experiencing significant effects from the Proposed Development, and the addition of Plot H, Sister would not materially alter the significance of those effects.

Cumulative Assessment of the Proposed Development and all Cumulative Projects

29. The cumulative assessment presented within the 2025 ES concluded that significant cumulative townscape and visual effects (moderate beneficial) were limited to a small number of receptors already identified as experiencing significant effects from the Proposed Development, with the addition of the cumulative projects not materially increasing the significance of those effects.

30. The inclusion of Plot H, Sister alongside the cumulative projects identified in **Table 15.1** of the 2025 ES does not materially alter the conclusions of the cumulative assessment presented within the 2025 ES.

31. Common receptors exist between the Proposed Development and Cumulative Projects 1, 2, 3, 27[3] and Plot H, Sister, principally comprising LTCA1 – University Buildings, Living and Ancillary Uses; and users of Charles Street, Sackville Street and adjacent pedestrian routes. Together, these developments would contribute to the ongoing regeneration of this part of Manchester city centre.

32. Whilst Plot H, Sister would be experienced in combination with the Proposed Development from a number of nearby viewpoints, its addition to the cumulative scenario would not materially increase the magnitude of townscape or visual effects beyond those already identified. The combined developments would be perceived as part of a coordinated programme of urban

[3] See **Table 15.1** of the 2025 ES.

regeneration, replacing existing underutilised sites with new development of a comparable scale and urban character.

33. The cumulative interaction between the Proposed Development, Plot H, Sister and the other cumulative projects would therefore remain localised to a limited number of receptors. For those receptors where cumulative effects occur, these would generally be experienced by receptors already identified as being significantly affected by the Proposed Development, and the additional influence of Plot H, Sister would not alter the significance of effect.

34. Overall, the inclusion of Plot H, Sister does not change the conclusions of the cumulative assessment. Significant cumulative effects remain limited to receptors already subject to significant effects arising from the Proposed Development, and no new or materially greater significant cumulative townscape or visual effects would arise.

Wind Microclimate

35. Computational Fluid Dynamics (CFD) modelling has been undertaken for the Proposed Development with cumulative projects, including Plot H, Sister. There are no exceedances of the wind safety criteria in the cumulative scenario. Conditions are suitable for standing in the windiest season, which is suitable for the intended use. Therefore, effects remain negligible and not significant.

36. Further detail of the CFD modelling is set out in **Appendix 1**.

Daylight, Sunlight and Overshadowing

Cumulative Assessment of the Proposed Development and Plot H, Sister

37. If the Proposed Development and Plot H, Sister were constructed simultaneously then, compared to the Proposed Development in isolation, there would be the following effects:

VSC Daylight

- 45 fewer windows would experience negligible magnitudes of VSC change;
- 43 fewer windows would experience minor magnitudes of VSC change;
- 67 fewer windows would experience moderate magnitudes of VSC change; and
- 155 more windows would experience major magnitudes of VSC change.

NSL Daylight

- 18 fewer rooms would experience negligible magnitudes of NSL change;
- 5 more rooms would experience minor magnitudes of NSL change;
- 4 more rooms would experience moderate magnitudes of NSL change; and
- 9 more rooms would experience major magnitudes of NSL change.

Annual APSH Sunlight

- 13 fewer windows would experience negligible magnitudes of annual APSH chang;
- 2 fewer windows would experience minor magnitudes of annual APSH change;
- The same number of windows would experience moderate magnitudes of annual APSH change; and
- 52 more windows would experience major magnitudes of annual APSH change.

Winter APSH Sunlight

- 27 fewer windows would experience negligible magnitudes of annual APSH change;
- The same number of windows would experience minor magnitudes of annual APSH change;
- The same number of windows would experience moderate magnitudes of annual APSH change; and
- 27 more windows would experience major magnitudes of annual APSH change.

38. Paragraph H6 of the BRE guidelines states:

"Factors tending towards a minor adverse impact include…There are particular reasons why an alternative, less stringent, guideline should be applied…."

39. Policy DM1 of the Manchester Core Strategy 2012-2027 states:

"Development should have regard to the character of the surrounding area".

40. Paragraph 007 Reference ID: 66-007-20190722 of the PPG states:

"A range of considerations should be taken into account in establishing appropriate densities on a site or in a particular area. Tools that can assist with this include…characterisation studies and design strategies, dealing with issues such as urban form, historic character, building typologies, prevailing sunlight and daylight levels, green infrastructure and amenity space…"

41. Therefore, despite the increased magnitudes of VSC, NSL and/or APSH change that would be experienced by some of the identified common receptors if the Proposed Development and Plot H, Sister were constructed simultaneously, the retained sky visibility levels would remain commensurate with/better than the levels in other successful residential buildings in Manchester. This means that, when applying this "…*alternative, less stringent, guideline"* the effect would be no greater than minor adverse and not significant.

Overshadowing

42. Both areas remain fully BRE compliant. The in combination effect therefore remains negligible.

Cumulative Assessment of the Proposed Development and all other Cumulative Projects

43. Cumulative Projects which are already under construction and in sufficient proximity to the Site have been included in the existing baseline and, where appropriate, the effect of the Proposed Development upon their daylight and sunlight amenity has been assessed.

44. The locations, heights and massing levels of all of the other Cumulative Projects are, based on professional judgement, considered unlikely to create any in-combination effect with the Proposed Development in terms of daylight, sunlight and overshadowing as they are not big enough or, if they are, close enough to the Site to do so.

Solar Glare

45. The Proposed Development in isolation represents the worst-case assessment in terms of likely solar glare effects. This is because neighbouring Cumulative Projects have the potential to block sunlight reaching the façades of the Proposed Development and/or obscure the Proposed Development from the viewpoints assessed. Where Cumulative Projects are under construction and may be visible within a driver's field of view, their completed form has been included within the 3D model as massing only (assessed in **Chapter 11: Solar Glare** of the 2025 ES), reflections from these Cumulative Projects are not considered.

Climate Change

46. ISEP's GHG Assessment Guidance[4] recognises the cumulative contributions of all GHG emissions sources to global climate change and the climatic system as a high sensitivity receptor. For this reason, the approach to the cumulative effects assessment of GHGs differs from many other EIA topics where projects within a geographically bounded study area are considered.

47. For GHGs, unlike air pollution for example, there is no greater climate change effect from a local GHG emissions source than from one on the other side of the world. Indeed, all global cumulative GHG sources are relevant to the effect on climate change, which is taken into account when defining the global climatic system receptor as being of high sensitivity to further emissions.

48. Effects of GHG emissions from specific cumulative projects therefore in general should not be individually assessed, as there is no basis for selecting any particular (or more than one) cumulative project that has GHG emissions for assessment over any other.

49. Instead, the contextualisation of GHG emissions incorporates by its very nature the cumulative contributions of other GHG sources which make up that context, whether geographical (in the case of UK carbon budgets) or sector-bounded. Therefore, a form of cumulative assessment of GHG emissions / savings has already been undertaken in **Chapter 12: Climate Change** of the 2025 ES, which does not report significant effects.

Air Quality

Cumulative Assessment of the Proposed Development and Plot H, Sister

50. The air quality ES chapter for Plot H, Sister has been reviewed. The construction of Plot H, Sister is expected to overlap with the construction of the Proposed Development. Although the overlap of these simultaneous activities introduces the potential for localised, short-term elevations in dust levels, these effects will be effectively controlled through the strict adherence of each project's respective Construction Environmental Management Plan (CEMP). The most dust-heavy

[4] 2022_iema_greenhouse_gas_guidance_eia.pdf

operations will be restricted to brief periods within certain construction phases and the scale of the impact will not significantly increase. Consequently, the combined effect is considered Not Significant. The total duration of disturbance may marginally increase, but the combination effect is considered to be not significant overall.

Cumulative Assessment of the Proposed Development and all Cumulative Projects

51. The demolition of the Faraday Tower and Charles Street car park, the construction of Plot H, Sister and the construction of the Proposed Development will extend the overall duration of construction dust exposure at Echos Day Nursery, Weston Halls Student Accommodation, Ibis Hotel and Pariser Building. While concurrent operations across these sites may lead to minor, localized increases in dust levels, this risk is minimized provided that all active sites implement Best Practicable Means (BPM) as mandated within their respective CEMPs. As these cumulative effects are restricted to a medium-term duration, the overall combination effect is determined to be not significant.

Noise and Vibration

Cumulative Assessment of the Proposed Development and Plot H, Sister

52. The noise and vibration ES chapter for Plot H, Sister has been reviewed. Plot H, Sister construction noise levels are predicted to exceed the BS 5228[5] threshold values at NVSRs Echos Day Nursery, Weston Halls Student Accommodation, Ibis Hotel, Granby Row residential buildings and Pariser Buildings and James Lighthill Building. Construction vibration levels are predicted to exceed the significant effect threshold at the same identified NVSRs.

53. The total construction programme for Plot H, Sister will span a period of approximately three years between July 2027 and May 2030, which is likely to coincide with construction of the Proposed Development. Simultaneous construction activities may lead to small, short-term increases in construction noise level at certain sensitive receptors, particularly at Echos Day Nursery, Weston Halls Student Accommodation and Ibis Hotel which are closest to both developments; however, any given sensitive façade is likely to benefit from greater distance or screening from construction activities on one of the sites, meaning that noise from only one site is likely to be dominant. Considering that the noisiest construction activities will be limited to shorter durations within certain phases of development, the magnitude of impact is not expected to significantly increase and the combination effect is considered to be not significant.

54. Since vibration generating activities are usually transient or of relatively short duration, cumulative vibration effects are unlikely. The total duration of disturbance may marginally increase, but the combination effect is considered to be not significant overall.

Cumulative Assessment of the Proposed Development and all Cumulative Projects

55. Demolition of the Faraday Tower and Charles Street car park, and construction of Plot H, Sister will serve to extend the period of construction noise and vibration disruption for sensitive receptors. There may be small increases in construction noise levels experienced where works are simultaneous. Increased vibration magnitudes due to operations on multiple sites is unlikely since vibration-generating activities are usually transient or of relatively short duration.

[5] BS 5228-1:2009+A1:2014 | 1 Jan 2009 | BSI Knowledge

56. Effects will be no more than medium term, so the in-combination effect is considered to be not significant.

Conclusion

57. This technical note has set out the cumulative assessment of the Proposed Development with Plot H, Sister.

58. When considering in-combination effects of the Proposed Development with Plot H, Sister, no cumulative effects greater than for the Proposed Development in isolation have been reported. When considering the Proposed Development with all Cumulative Projects (in **Table 15.1** of **Chapter 15** of the 2025 ES and Plot H, Sister), no additional cumulative effects are reported.

59. Overall, this technical note does not change the conclusions of the 2025 ES.

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