

Stockton's, Great Ancoats Street, Manchester (Revised Scheme)

Health Impact Assessment: Addendum

August 2026

Introduction

1. This document has been prepared by Turley Economics on behalf of Liquid Business (Manchester) Limited ('the Applicant'), to assess the health impacts of the proposed residential-led development on the Stockton's Furniture store site at 140 Great Ancoats Street, Manchester, M4 6DU ('the Site') in Manchester city centre.
2. The full planning application proposed the redevelopment of the Stockton's Furniture Store and surface car park to deliver a high-quality residential-led development, which provides 723 new homes and flexible Class E floorspace through the erection of 2 no. buildings, accompanied by public realm and landscaping ('The Proposed Development').
3. The purpose of this Addendum is to provide an updated consideration of health impacts reported in the 2025 Health Impact Assessment (HIA), reflecting the Proposed Development's revised scheme parameters.
4. To inform the determination of the application following the scheme's redesign, the principal changes relative to the scheme assessed within the 2025 ESBS are set out in detail in the accompanying Planning Statement Addendum and Design and Access Statement (2026) and are summarised below for ease of reference:
 - **Block A** – a reduction in height from 49 storeys (ground floor + 48 storeys) to 45 storeys (ground floor + 44 storeys), resulting in 35 fewer residential units compared with the scheme assessed in the 2025 ESBS (558 units reduced to 523 units), together with the addition of 26.6 sqm (286 sqft) of commercial floorspace (104 sqm GIA to 135 sqm GIA); and
 - **Block B** – a rearrangement of the 200 residential units and a reduction of 869.2 sqm (9,355 sqft) of commercial floorspace.
5. This Addendum therefore provides an updated assessment of the project's health impacts in the context of the Proposed Development.

HIA Addendum

6. The following changes to the scheme associated with the Proposed Development are potentially of relevance to the HIA's consideration of health impacts:
 - Reduction of total number of homes (from 758 to 723 homes); and

- Minor tenure and unit mix changes

7. It is considered that the other changes proposed (detailed in the Planning Statement and Design and Access Statement 2026) will not alter other previous conclusions of the health impacts that would be associated with the delivery of the scheme, which therefore remain valid.
8. The reduction in overall number of homes by 35 (with provision being made for 723 homes) and minor alterations to the tenure and unit mix at the Proposed Development in comparison to the previous scheme (which made provision for 758 homes) would generate marginally reduced beneficial impacts in terms of the number of residents who could be accommodated in high-quality and health-promoting new homes.
9. Based on the application of the Manchester's average household sizes data provided by the 2021 Censusⁱ to the respective accommodation schedules, it is estimated that the Proposed Development could accommodate slightly fewer number of residents overall (c. 1,265) than the previous scheme (c. 1,315).
10. However, notwithstanding the above, it is clear that the Proposed Development's provision of a notable number of high-quality, health-promoting new homes in a sustainable location should continue to be considered as having an important positive health impact. Other changes associated with the Proposed Development will not have an impact on this effect.
11. Overall, it is therefore, considered that the 2025 HIA's overarching conclusion of a positive health impact as a result of the delivery of new homes (including a mix of sizes) remains valid.
12. Furthermore, analysis indicates that this slightly reduced level of demand generated by new residents for social infrastructure (e.g. education and healthcare facilities) will continue to be able to be accommodated within existing supply, as was previously concluded by the 2025 HIA.
13. As a high-density, apartment-led development in the city centre, the resident profile for the homes delivered as part of the Proposed Development is expected to be orientated towards young professionals rather than families with children, and therefore is not anticipated to generate notable additional demand for education infrastructure.
14. There also remains indicative capacity across primary healthcare provision (GPs and dentists) local to the Site. Whilst the ratio of c. 2,150 patients per Full Time Equivalent (FTE) GP recordedⁱⁱ across all surgeries within 1 mile of the site¹ is higher than the guideline of 1 FTE GP per 1,800 patients advised by the Royal College of GPsⁱⁱⁱ, Ancoats Urban Village Medical Centre, which is the closest GP practice to the Site, appears to be operating at ratio of 1,611 patients per fully qualified FTE GP, and therefore at a ratio lower than the HUDU's recommended benchmark. Furthermore, all identified local GP surgeries are currently accepting new patients.
15. Of the nine dental surgeries identified as those closest to the Site^{iv}, analysis indicates that five are registered as accepting new adult patients at NHS rates^v, suggesting capacity within this type of provision.

¹ Extending to c. 2,670 patients per fully qualified FTE GP (i.e. excluding trainee GPs).

16. Overall, as concluded in the H2025 HIA, analysis indicates that there continues to be sufficient capacity to accommodate new GP and dental surgery registrations generated by the Proposed Development's resident population.

Conclusion

17. Therefore, notwithstanding the changes as a result of the Proposed Development, this Addendum confirms that the nature of impacts reported in the 2025 HIA remains an appropriate basis for the consideration of the health impacts associated with the delivery of the Proposed Development.

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ⁱ ONS via Nomis (2026) Census 2021: RM136 – Tenure by household size by number of bedrooms.

ⁱⁱ NHS Digital (2026) General Practice Workforce: June 2026

ⁱⁱⁱ NHS Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

^{iv} NHS Digital (2026) 'Find a Dentist' [Online]: Accessed 05th August 2026. Available at: <https://www.nhs.uk/service-search/find-a-dentist/>

^v Revive Dental Care Limited; mydentist, Stevenson Square; City Centre Dentists; The Vallance Dental Centre and 207 Dental Care