

Environmental Statement Supplement

Stocktons, Manchester

August 2026

Turley

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Client

Liquid Business (Manchester) Limited

Our reference

CLIM3002

August 2026

1. Introduction

Background

1.1 In 2025, Liquid Business (Manchester) Limited (referred to as the ‘Applicant’) submitted a detailed planning application (ref: 142535/FO/2025) (the ‘Application’) to Manchester City Council (MCC), accompanied by an Environmental Statement (the ‘2025 ES’), for a residential-led development (the ‘Proposed Scheme’) at 140 Great Ancoats Street, Manchester (the ‘Site’).

1.2 The Application had the following description of development:

“Demolition of existing buildings and erection of 2no. new buildings providing up to 752¹ apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and soft landscaping (including works within the public highway), formation of vehicle accesses and servicing access together with associated works.”

1.3 The Application is currently pending determination.

Need for this ES Supplement

1.4 Regulation 26 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017² (as amended) (hereafter referred to as the ‘EIA Regulations’) requires the determination of an application (or appeal) to be made on an up-to-date reasoned conclusion on significant effects of a proposed development on the environment.

1.5 On this basis, Turley have been commissioned by the Applicant to undertake an Environmental Impact Assessment (EIA) and prepare this Environmental Statement Supplement (‘ES Supplement’), with the support of the Project Team (**Table 1.2**). This ES Supplement should be read in conjunction with the submitted 2025 ES and considers the following:

- The validation, or reporting, of material updates to baseline conditions³;
- The consideration of an updated description of the Proposed Scheme, taking into account new detailed plans (that replaces the submitted Figures 4.1 – 4.48 of the 2025 ES) reflecting revisions in the height and resultant reduction in dwelling

¹ Chapter 4: Development Specification of the 2025 ES considers 758 dwelling units, which is marginally higher than the dwelling quantum set out in the final development description for the Application (752 residential units). The assessment in the 2025 ES represents a reasonable worst case.

²SI 2017/517. Available at: <http://www.legislation.gov.uk/ukxi/2017/571/contents> [Accessed: 21/05/2026], as amended by SI 2018/695

³ Set out as part of Technical Chapters 7 – 14 of the 2025 ES.

numbers (i.e. updates to the information on which the assessments in the 2025 ES was based⁴);

- The validation, or reporting, of any changes made to accepted guidance or methodologies that may alter the outcomes of the 2025 ES⁵;
- The validation of, or updates to, the cumulative assessment⁶ to reflect any additional developments which may now require consideration, and identify those considered as part of the 2025 ES which may now be complete and therefore form part of the baseline; and
- The validation of or reporting of any resulting amends to the mitigation proposed or conclusions of the 2025 ES⁷ on account of the above.

- 1.6 An overview of the EIA procedure and methodology adopted throughout this ES Supplement is provided in **Section 2: Approach to ES Supplement**. Further details, where required, are provided within the evaluation of environmental topics sections (**Section 4: Evaluation of Environmental Topics** and/or the relevant replacement Technical Chapters).
- 1.7 This ES Supplement is intended to be read in conjunction with the 2025 ES. To aid the identification of changes made to supporting information, the following list sets out the contents of the 2025 ES which have now been superseded:
- **Volume 1: Primary Report and Supporting Graphics – Figures 4.1 – 4.48** have been replaced by **Figures 4.1A – 4.49A**⁸;
 - **Volume 1: Primary Report and Supporting Graphics – Chapter 7: Townscape and Visual**. This Chapter has been updated in track changes (now **Chapter 7A**);
 - **Volume 1: Primary Report and Supporting Graphics – Chapter 10: Daylight, Sunlight and Overshadowing** (now **Chapter 10A**);
 - **Volume 1: Primary Report and Supporting Graphics – Chapter 15: Assessment of Cumulative Effects**. This Chapter has been updated in track changes (now **Chapter 15A**);
 - **Volume 1: Primary Report and Supporting Graphics – Figure 15.1: Cumulative Project Plan** (now **Figure 15.1A**);

⁴ Reported in Chapter 4: Development Specification and Figures 4.1 – 4.48 of the 2025 ES.

⁵ Reported in Technical Chapters 7 – 14 of the 2025 ES.

⁶ Reported in Chapter 15: Assessment of Cumulative Effects of the 2025 ES.

⁷ Set out within Technical Chapters 7 – 14 and summarised within Volume 3: Environmental Management Plan of the 2025 ES.

⁸ As noted above, this change reflects the revisions in height and resultant dwelling numbers, reported in **Chapter 3: The Proposed Changes**. Therefore, the number of plans do not exactly match those as submitted in the 2025 ES.

- **Volume 2: Technical Appendices – Appendix 7.1: Representative Wirelines** (now **Appendix 7.1A**);
- **Volume 2: Technical Appendices – Appendix 10.1: Drawings of Assessment Scenarios** (now **Appendix 10.1A**);
- **Volume 2: Technical Appendices – Appendix 10.2: Drawings of Assessment Scenarios** (now **Appendix 10.2A**);
- **Volume 2: Technical Appendices – Appendix 10.3: Overshadowing Results** (this document is provided as an additional appendix since the 2025 ES);
- **Volume 2: Technical Appendices – Appendix 10.4: Solar PV Results** (this document is provided as an additional appendix since the 2025 ES);
- **Volume 2: Technical Appendices – Appendix 10.5: Daylight, Sunlight and Density in Manchester City Centre** (this document is provided as an additional appendix since the 2025 ES); and
- **Volume 4: Non-Technical Summary.** This document has been updated in track changes for transparency on what has changed since the 2025 ES was submitted, in non-technical language (now **Volume 4A**).

1.8 The above have been prepared as replacement documents, with some (as specified above) updated in track changes for transparency.

1.9 Where a document has not been listed, it remains as set out in the 2025 ES and validated by, or to be read in conjunction with, this ES Supplement. The following have been provided as appendices to this ES Supplement as validation or supplementary information:

- **Appendix 1: Built Heritage Validation Note;**
- **Appendix 2: Heritage Statement Addendum;**
- **Appendix 3: Wind Validation Note;**
- **Appendix 4: Solar Glare Validation Note;**
- **Appendix 5: Socio-Economics and Human Health Validation Note;**
- **Appendix 6: Climate Change Validation Note;** and
- **Appendix 7: Noise and Vibration Validation Note.**

Glossary of Terms

1.10 For clarity when reading this ES Supplement, a glossary of terms is included in **Table 1.1** below.

Table 1.1: Glossary of Terms

Word/Phrase	Meaning
Site	The maximum extent of the permanent and temporary works proposed, defined in Figure 1.1, which remains as submitted in the 2025 ES.
Application	The planning application (MCC application reference: 142535/FO/2025) submitted in 2025 which is pending determination.
2025 Scheme	The proposals submitted as part of the Application in 2025 and assessed as part of the 2025 ES.
2025 ES	The Environmental Statement prepared and submitted to MCC (application reference: 142535/FO/2025) which assessed the likely significant environmental effects of the 2025 Scheme.
Proposed Changes	The amendments to the 2025 Scheme now proposed (see Section 3: The Proposed Changes).
Proposed Scheme	The scheme now proposed as part of the Application, which encompasses the 2025 Scheme as changed by the Proposed Changes.
ES Supplement	This document, which reports the extent the Proposed Changes amend or change the previously reported environmental effects, which updates/validates the 2025 ES.

Competent Expertise

- 1.11 Regulation 18, Paragraph 5(a) of the EIA Regulations requires the ES (and therefore an ES Supplement) to be prepared by competent experts.
- 1.12 Turley have been responsible for the coordination, compilation and procedural review of the ES Supplement. The Institute of Sustainability and Environmental Professionals (ISEP) (previously the Institute of Environmental Management and Assessment (IEMA)) has awarded Turley the EIA Quality Mark in recognition of our technical quality and commitment to improvement in practice.
- 1.13 All technical assessments have been undertaken by a suitably qualified Project Team (**Table 1.2**), inclusive of a thorough technical review to assure technical credibility, followed by a subsequent procedural review by the EIA coordination team and EIA Project Director.
- 1.14 The team details remain as set out in Appendix 1.1 of the 2025 ES.



Table 1.2: Project Team

Team Member	Role
Liquid Business (Manchester) Limited	Applicant
Artal	Project Managers
Turley	Planning, EIA, Socio-Economic and Human Health, and Climate Change consultants
Levrant Heritage Architecture	Built Heritage consultants
Chris Burnett Associates	Townscape and Visual consultants
Suono	Noise and Vibration consultants
GIA	Daylight, Sunlight, and Overshadowing, and Solar Glare consultants
ArcAero	Wind consultants

Planning Context

- 1.15 The EIA Regulations do not require this ES Supplement to assess planning policy or guidance with respect to the Proposed Scheme.

Availability of the ES Supplement

- 1.16 This ES Supplement will be submitted as a digital copy to MCC. The 2025 ES is already available for viewing and downloading on the MCC planning portal website at the following link:

<https://arcusbe.manchester.gov.uk/pr/s/detail/a1DSI000007GP61MAG>

- 1.17 During determination of the Application, members of the public may continue to view and comment on the Application via MCC, either in writing or through the MCC planning portal website. Comments can be sent via the following contact details:

Manchester City Council

Town Hall Extension
Albert Square
Manchester
M2 5DB

Tel: 0161 234 4490

Email: building.control@manchester.gov.uk

2. Approach to ES Supplement

ES Supplement Purpose, Scope and Approach

- 2.1 This Section sets out the approach and methodology that has been undertaken to inform this ES Supplement.

Approach to Assessment, Validation and Evaluation

Determining the Baseline for Assessment

- 2.2 The evaluation and validation exercise has included the identification of any deviations between the baseline environment as was considered in the 2025 ES, versus that observed in 2026. In doing so, any relevant baseline context or information that has had an influence on the assessment has been addressed and set out for each technical topic, as necessary, in **Section 4: Evaluation of Environmental Topics**.
- 2.3 This ES Supplement, therefore, presents a validated or updated assessment of the likely significant environmental effects of the Proposed Scheme on the existing baseline environment (2026), as is required in the determination of the Application by Schedule 4, Paragraph 3 of the EIA Regulations:

“A description of the relevant aspects of the current state of the environment (baseline scenario)....”

Information to Inform the Evaluation

- 2.4 Sufficient information has been included about the assessment of the Proposed Changes, such that MCC can reasonably be satisfied that they have full knowledge of the likely significant environmental effects of the Proposed Scheme, as amended.
- 2.5 The evaluation within this ES Supplement is based on **Section 3: The Proposed Changes** and **Figures 4.1A – 4.49A**, which should be read in conjunction with Chapter 4: Development Specification of the 2025 ES.

Validation of Mitigation and Monitoring

- 2.6 Schedule 4, Paragraph 7 of the EIA Regulations, states that an ES should include:

“a description of the measures to avoid, prevent, reduce, or if possible offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover construction and operational phases.”

- 2.7 This ES supplement has, where applicable, considered the need for any new or amended mitigation to that previously identified as part of the 2025 ES⁹. The following

⁹ This has been undertaken in accordance with the Institute of Sustainability and Environmental Professionals (ISEP) guidance ‘Implementing the Mitigation Hierarchy from Concept to Construction’ (August 2024), which collates and supersedes the previously used

approach to mitigation terminology was used in the 2025 ES, and therefore a consistent approach has been adopted for continuity:

- **Primary:** modifications to the location or design of the Proposed Scheme made during the pre-application stage that are an inherent part of the project;
- **Secondary:** actions that will require further activity in order to achieve the anticipated outcome. These would be included within the ES following the assessment of effect, under the 'Secondary Mitigation or Enhancement' section, before the reporting of the 'residual' effects. It is anticipated that such measures would be secured by condition; and
- **Tertiary:** actions that would occur with or without input from the EIA feeding into the design process. These include actions that will be undertaken to meet other existing legislative requirements, or actions that are considered to be standard practices used to manage commonly occurring environmental effects. There needs to be confidence that these will be implemented, and they need to be specific with a clear timescale for implementation and responsibility.

Validation of Environmental Effects

- 2.8 Validation of the environmental effects of the 2025 ES has been completed by the Project Team to confirm the identified effects, receptors and the conclusions (i.e. the residual effects and their significance, including any associated mitigation) can be relied upon. Schedule 4, Paragraph 4 of the EIA Regulations, states that an ES¹⁰ should include:

“a description of the factors specified in Regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora); land (for example land-take), soil, (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaption), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.”

- 2.9 Consistent with the EIA Regulations, and previous assessment, for each technical topic the Project Team have evaluated the continued validity of all previously identified likely significant environmental effects and sensitive receptors. This evaluation has considered, for each topic:
- The validity of previously identified receptors, and whether others now warrant consideration;

Institute of Environmental Management and Assessment (IEMA) guidance ('Environmental Impact Assessment Guide to Delivering Quality Development' from 2016).

¹⁰ An ES Supplement is not an ES in its own right but should contain applicable information in conjunction with the original ES to which the supplement is submitted, for the purpose of determination.

- The validity of the levels of residual effect and their significance for both construction and operation (where applicable to the technical topic and effects) and the assessment process underpinning the conclusions; and
 - Any additional / changed mitigation proposed and its continued effectiveness, reliability and deliverability.
- 2.10 In considering the above, a conclusion has then been formed on whether reliance can be placed on the conclusions of the 2025 ES, presented in **Section 4: Evaluation of Environmental Topics**.
- 2.11 Where it has been determined that previous assessment works remains valid, it was not considered necessary to provide an update to the relevant Technical Chapter within this ES Supplement. Instead, a validation note has been provided as an appendix to this ES Supplement.
- 2.12 Where it has been determined necessary to update technical assessments, a new Technical Chapter been prepared following the same broad structure and approach as that set out previously (in the 2025 ES), which replaces that submitted as part of the 2025 ES.
- 2.13 A summary of the evaluation process and any resulting changes to the conclusions of residual effects/their significance is provided within **Section 4: Evaluation of Environmental Topics**.

Reporting of Alternatives

- 2.14 The alternatives presented in Chapter 5 of the 2025 ES, which were in relation to alternative designs, remain relevant. The main change to the Proposed Scheme (**Section 3: The Proposed Changes**) comprises a reduction in building heights in Building A. The minor amends to the building heights (and resultant design updates including a general reduction in floorspace and reduced dwelling numbers) have resulted in changes to the level of effect for two receptors in relation to daylight amenity (one worsened¹¹, one improvement¹²) compared to the previously considered alternative in Chapter 5 of the 2025 ES. The effects remain not significant. There are no other worsened or improved environmental effects.
- 2.15 In addition, the previously proposed concrete finish for Building B has now been replaced with a light-coloured brick, therefore maintaining the varying textures of different façade types along Great Ancoats Street. This has not resulted in any worsening or improved environmental effects.
- 2.16 Accordingly, no change is required to Chapter 5 of the 2025 ES and these small clarifications are made here instead.

¹¹ Islington Wharf Phase 1 BLK A – changed from a minor adverse to moderate adverse effect (not significant).

¹² 32-34 Laystall Street – changed from a minor adverse to negligible effect (not significant).

Topics which are Not Significant

2.17 As set out in Chapter 6 of the 2025 ES, the environmental topics for which no likely significant environmental effects were identified are:

- Archaeology;
- Ground Conditions and Contamination;
- Flood Risk and Hydrology;
- Biodiversity;
- Transport;
- Air Quality;
- Lighting;
- Major Accidents and / or Disasters; and
- Waste.

2.18 The above topics have been reviewed in the context of the Proposed Changes described in **Section 3** which do not alter the basis of the assessment or conclusion that there are no likely significant effects for these topics. Therefore, these topics remain as reported in Chapter 6 of the 2025 ES.

Assessment of Cumulative Effects

In-Combination Effects

2.19 The assessment of in-combination effects as part of the 2025 ES considered 30 Cumulative Projects. Though the methodology adopted as part of the 2025 ES is considered to remain valid, given the time elapsed since it was undertaken, an updated search has been undertaken for relevant Cumulative Projects which have since been submitted. This was undertaken in accordance with the methodology set out in Chapter 15: Assessment of Cumulative Effects of the 2025 ES.

2.20 The updated search identified nine new Cumulative Projects and updated the status of others. Therefore, Chapter 15: Assessment of Cumulative Effects of the 2025 ES has been updated in track changes to reflect assessment of the additional Cumulative Projects where relevant.

Effect Interactions

2.21 Where this ES Supplement has reported a change in an effect from that reported in the 2025 ES, the effect interactions tables in Chapter 15A: Assessment of Cumulative Effects of the 2025 ES have been updated in track changes and the assessment amended accordingly.

Non-Technical Summary

- 2.22 The Non-Technical Summary (Volume 4 of the 2025 ES) has been updated in track changes to present a comprehensive and transparent non-technical summary of the EIA process and output, including as a result of this ES Supplement.

3. The Proposed Changes

- 3.1 This Section provides a description of the Proposed Changes to the 2025 Scheme, to be read in conjunction with Chapter 4: Development Specification of the 2025 ES. Where elements of the Development Specification are not mentioned in this Section, they remain unchanged from those set out as part of Chapter 4: Development Specification of the 2025 ES.
- 3.2 A full suite of revised plans, sections and elevations have been prepared for the Proposed Scheme. A list of the revised drawings is provided below. These replace the previously submitted package of drawings (Figure 4.1 – 4.48 of the 2025 ES¹³).

Site Wide:

- **Figure 4.1A: Level B1 Site Plan**
- **Figure 4.2A: Level 00 Site Plan**
- **Figure 4.3A: Level 02 Lower Site Plan**
- **Figure 4.4A: Level 22 Mid Site Plan**
- **Figure 4.5A: Level 43 Upper Site Plan**
- **Figure 4.6A: Roof Site Plan**
- **Figure 4.7A: Proposed - North East Site Elevation**
- **Figure 4.8A: Proposed - South East Site Elevation**
- **Figure 4.9A: Proposed - South West Site Elevation**
- **Figure 4.10A: Proposed - North West Site Elevation**

Building A:

- **Figure 4.11A: Building A - General Arrangement - Proposed - Level B2 Floor Plan**
- **Figure 4.12A: Building A - General Arrangement - Proposed - Level B1 Floor Plan**
- **Figure 4.13A: Building A - General Arrangement - Proposed - Level 00 Floor Plan**
- **Figure 4.14A: Building A - General Arrangement - Proposed - Level 01 Floor Plan**
- **Figure 4.15A: Building A - General Arrangement - Proposed - Typical Floor Plan Type 01 - Levels 02-15**

¹³ Note that due to the Proposed Changes, the figure numbers and names of the plans do not exactly align with the 2025 ES in all cases. For completeness, the full package of drawings has been submitted as part of this ES Supplement to replace Figure 4.1 – 4.48 of the 2025 ES.

- **Figure 4.16A: Building A - General Arrangement - Proposed - Typical Floor Plan Type 02 – Levels 16-17 & 20-22**
- **Figure 4.17A: Building A - General Arrangement - Proposed - Level 18 Floor Plan**
- **Figure 4.18A: Building A - General Arrangement - Proposed - Level 19 Floor Plan**
- **Figure 4.19A: Building A - General Arrangement - Proposed - Typical Floor Plan Type 03 - Levels 23-31 & 35-44**
- **Figure 4.20A: Building A - General Arrangement - Proposed - Level 32 Floor Plan**
- **Figure 4.21A: Building A - General Arrangement - Proposed - Level 33 Floor Plan**
- **Figure 4.22A: Building A - General Arrangement - Proposed - Level 34 Floor Plan**
- **Figure 4.23A: Building A - General Arrangement - Proposed - Roof Level Plan Lower**
- **Figure 4.24A: Building A - General Arrangement - Proposed - Roof Level Plan Upper**
- **Figure 4.25A: Building A - General Arrangement - Proposed - Section AA**
- **Figure 4.26A: Building A - General Arrangement - Proposed - Section BB**
- **Figure 4.27A: Building A - General Arrangement - Proposed - North East Elevation**
- **Figure 4.28A: Building A - General Arrangement - Proposed - South East Elevation**
- **Figure 4.29A: Building A - General Arrangement - Proposed - South West Elevation**
- **Figure 4.30A: Building A - General Arrangement - Proposed - North West Elevation**

Building B:

- **Figure 4.31A: Building B - General Arrangement - Proposed - Level B2 Floor Plan**
- **Figure 4.32A: Building B - General Arrangement - Proposed - Level B1 Floor Plan**
- **Figure 4.33A: Building B - General Arrangement - Proposed - Level 00 Floor Plan**
- **Figure 4.34A: Building B - General Arrangement - Proposed - Level 01 Floor Plan**
- **Figure 4.35A: Building B - General Arrangement - Proposed - Level 02 Floor Plan**
- **Figure 4.36A: Building B - General Arrangement - Proposed - Level 03 Floor Plan**

- **Figure 4.37A: Building B - General Arrangement - Proposed - Level 04 Floor Plan**
- **Figure 4.38A: Building B - General Arrangement - Proposed - Typical Floor Plan Type 01 - Levels 05-19**
- **Figure 4.39A: Building B - General Arrangement - Proposed - Typical Floor Plan Type 02 - Levels 20-24**
- **Figure 4.40A: Building B - General Arrangement - Proposed - Roof Level Plan Lower**
- **Figure 4.41A: Building B - General Arrangement - Proposed - Roof Level Plan Upper**
- **Figure 4.42A: Building B - General Arrangement - Proposed - Section AA**
- **Figure 4.43A: Building B - General Arrangement - Proposed - Section BB**
- **Figure 4.44A: Building B - General Arrangement - Proposed - North East Elevation**
- **Figure 4.45A: Building B - General Arrangement - Proposed - South East Elevation**
- **Figure 4.46A: Building B - General Arrangement - Proposed - South West Elevation**
- **Figure 4.47A: Building B - General Arrangement - Proposed - North West Elevation**

Landscape Plans:

- **Figure 4.48A: Landscape General Arrangement Plan**

Demolition:

- **Figure 4.49A: Proposed - Demolition Plan**

Changes to Building Design and Layout

3.3 The Proposed Scheme is now for the following use classes and quantum (with supporting ancillary amenity use):

- Residential (Use Class C) – up to 723 units (reduced from 758 units assessed in the 2025 ES);
- Flexible office accommodation, (Use Class Eg(i) and) – up to 4,385m² Gross External Area (GEA), including ancillary uses in basement levels (increased from 4,165m² GEA); and

- Café space (Use Class Ea and b) – up to 136m² GEA (slightly increased from 119m²).

Building A

- 3.4 There have been changes to the height of Building A, with an overall height reduction of 5 storeys (from 49 storeys plus roof (+201.910mAOD) to 44 storeys plus roof (+187.460m AOD)). This has resulted in minor design and layout amendments, as described below.
- 3.5 The total number of residential units in Building A has been reduced from 558 to 523, with an overall reduction in Gross Internal Area (GIA) from 52,749sqm to 49,402sqm. In Building A, the accommodation split has been amended to 13% studio; 20% 1 bed; 65% 2 bed; and 2% 3 bed apartments.
- 3.6 The number of ‘stacking blocks’ proposed as part of the 2025 Scheme have reduced from 4 to 3. The cantilevers have also been reduced with the removal of the extrusions from the façade. The colour palette has changed to anodised aluminium elements within a unitised system from grey to warm light and mid-bronze tone, and soffits adjusted to match.
- 3.7 The Building A overall basement depth has been reduced by 2.625m. The basement now comprises two levels. The layout of the upper level is unchanged apart from a minor reconfiguration of the cycle storage layout (provision remains as previously proposed, albeit other storage areas have been omitted). The layout of the lower level has been adjusted to reduce the height of the storage tanks, so that they can be accommodated in a lower floor-floor height. In addition, the building footprint has been slightly repositioned to the west, with foundations encroaching approximately 150mm further into the culvert zone (as shown on **Figure 4.11 – 4.12**).

Building B

- 3.8 With respect to Building B, amendments to the architectural expression and building parameters include a revision to the external materiality, with pre-cast concrete replaced by brick (one brick type – warm buff tone) and change to metalwork colour palette to mid bronze.
- 3.9 Within Building B, the residential floor-to-floor heights have been increased from 2,950mm to 3,000mm. The office component has been reduced in height, resulting in an overall decrease of approximately 580mm for the office element. These changes have resulted in a net increase of 310mm in the overall building height to 129.520mAOD but remaining at 24 storeys.
- 3.10 In Building B, the accommodation split has slightly been amended and is now 18% studio; 16% 1 bed; and 67% 2 bed apartments. The outdoor terraces in Building B have also expanded, with the parapets extended to the edge of the floor.
- 3.11 Building B has been slightly repositioned, shifting approximately 500mm to the west and south.

Timescales

- 3.12 Site preparation and construction of the Proposed Scheme is now anticipated to commence (at the earliest) in Q4 2027, with the demolition completed over approximately 3 months and construction taking approximately 5 years. The Proposed Scheme is anticipated to be operational in 2033, representing a two-year shift compared to the programme outlined in the 2025 ES.

4. Evaluation of Environmental Topics

Introduction

- 4.1 As set out within **Section 2: Approach to ES Supplement**, the purpose of this ES Supplement is to evaluate the Proposed Changes (as set out in **Section 3: The Proposed Changes**), as well as any changes in the baseline environment or assessment methodology given the passing of time, to determine any new or amended environmental effects of the Proposed Scheme (from those set out within the 2025 ES).
- 4.2 This Section reports the outputs of the evaluation/assessment process across all technical topics considered within the 2025 ES, being:
- Townscape and Visual;
 - Built Heritage;
 - Wind;
 - Daylight, Sunlight, and Overshadowing;
 - Solar Glare;
 - Socio-Economics and Human Health;
 - Climate Change; and
 - Noise and Vibration.

Evaluation of Environmental Effects

- 4.3 A summary of the validation or updates for the above technical topics is provided below to outline any potential changes to the conclusions set out within Chapters 7 – 14 of the 2025 ES.

Townscape and Visual

- 4.4 A replacement Chapter has been prepared for this topic (in track changes from the 2025 ES).
- 4.5 The baseline has been validated by additional photography and remodelling completed in May 2026. No material updates to the baseline are identified and it is considered that any changes that have occurred in terms of the longer distance viewpoints are too small in scale to be material. Additional guidance has been published since the 2025 ES Chapter was prepared¹⁴; however, this has not affected the methodology adopted in Chapter 7 of the 2025 ES. The Proposed Changes do not amend the identified townscape or visual effects reported in Chapter 7 of the 2025 ES.

¹⁴ Notes and Clarifications on aspects of the 3rd Edition Guidelines on Landscape and Visual Impact Assessment (GLVIA3) TGN-2024-01 (Landscape Institute).

- 4.6 Overall, the conclusions of the updated **Chapter 7A: Townscape and Visual** have not changed since the 2025 ES, albeit a replacement ES Chapter is provided for completeness alongside the updated visualisations (Appendix 7.1A: TVIA AVR).

Built Heritage

- 4.7 The assessment undertaken for this topic has been validated (see **Appendix 1: Built Heritage Validation Note** and **Appendix 2: Heritage Statement Addendum** to this ES Supplement).
- 4.8 The baseline data from the 2025 ES Chapter comprise periodically updated baseline data; however, following a review of the relevant data sources, the baseline conditions considered to remain in principle as set out in the 2025 ES Chapter.
- 4.9 No additional mitigation measures have been introduced as a result of the Proposed Changes, and the previously reported mitigation remains unchanged.
- 4.10 The Proposed Changes do not alter the effects identified previously in the 2025 ES. The validation exercise set out in **Appendix 1** confirms that construction and operational stage effects on the non-designated heritage asset on-Site, as well as the identified secondary mitigation (i.e. a Level 1 or 2 building record of the buildings prior to demolition of the non-designated heritage asset) and resulting residual effects, remain as reported in the 2025 ES Chapter.

Wind

- 4.11 This topic has been validated (see **Appendix 3: Wind Validation Note** to this ES Supplement), via a qualitative review of the Proposed Changes in the context of the previously undertaken wind tunnel and CFD assessments.
- 4.12 The baseline environment and surrounding context remain consistent with those defined within the 2025 ES Chapter.
- 4.13 The relevant Proposed Changes include amendments to building massing, reductions in the height of Building A, minor increases to Building B, the expansion of terraces and updates to the ground level landscaping. These changes are not predicted to give rise to any material alteration to the wind microclimate from the Proposed Scheme, provided that the proposed secondary mitigation measures are implemented.
- 4.14 No primary or tertiary mitigation measures have been introduced within the façade design, and the previously reported approach remains unchanged.
- 4.15 The validation exercise concludes that the wind microclimate across the Site would remain materially comparable to that previously assessed. Accordingly, the level of effects reported in the 2025 ES Chapter remain unchanged.

Daylight, Sunlight and Overshadowing

- 4.16 A replacement Chapter has been prepared for this topic (in track changes from the 2025 ES).

- 4.17 Since the 2025 ES, two further potential effects have been considered (*'Changes to Solar Radiation'*¹⁵ and *'Changes in overshadowing'*¹⁶).
- 4.18 The baseline has been reviewed and validated, with additional baseline information incorporated in respect of the photovoltaic panels at Oxygen. The overshadowing assessment has also been updated to account for additional considerations. No changes to the baseline conditions set out with respect to daylight and sunlight have been identified.
- 4.19 No primary or tertiary mitigation measures have been introduced since the 2025 ES.
- 4.20 The updated assessment reports that the conclusions of the daylight, sunlight and overshadowing remain broadly the same as reported in the 2025 ES, with the exception of daylight amenity effects on two receptors, where:
- Islington Wharf Phase 1 BLK A will now experience a moderate adverse effect (previously minor adverse in Chapter 11 of the 2025 ES) with the effect remaining not significant; and
 - 32-34 Laystall Street will now experience a negligible effects (an improvement from the minor adverse effect reported in Chapter 11 of the 2025 ES) which remains not significant.
- 4.21 With respect to the two additional effects considered, the updated **Chapter 11A: Daylight, Sunlight and Overshadowing** conclude that both effects are considered to be negligible and not significant.
- Solar Glare**
- 4.22 This topic has been validated (see **Appendix 4: Solar Glare Validation Note** to this ES Supplement).
- 4.23 Baseline conditions remain unchanged from the 2025 ES Chapter and are still considered valid.
- 4.24 No primary or tertiary mitigation measures have been introduced within the façade design, and the previously reported approach remains unchanged.
- 4.25 The validation exercise concludes that the Proposed Changes do not result in any change to the level of effects reported in the 2025 ES and confirms that the solar glare effects, as well as the identified secondary mitigation (in the form of low visible light reflectance (VLR) glazing) and resulting residual effects, remain as reported in the 2025 ES Chapter.
- Socio-Economics and Human Health**
- 4.26 This topic has been validated (see **Appendix 5: Socio-Economics and Human Health Validation Note** to this ES Supplement). There are minor changes to the assessment

¹⁵ The receptor considered is the photovoltaic panels on Oxygen.

¹⁶ The receptor considered for this effect is the proposed Central Retail Park.

(given the reduction in the number of dwellings proposed); however, the conclusions of the 2025 ES remain valid.

- 4.27 The baseline data from the 2025 ES has been updated and the most recent baseline data is summarised in **Appendix 5**. Whilst there are marginal changes, the baseline in the 2025 ES is considered to remain valid.
- 4.28 The updated assessment of likely significant effects in **Appendix 5** confirms the conclusions of the 2025 ES Chapter remain valid, with no changes to mitigation proposed.

Climate Change

- 4.29 This topic has been validated (see **Appendix 6: Climate Change Validation Note** to this ES Supplement) and there are no changes to the conclusions of the 2025 ES.
- 4.30 The climate change baseline informing the 2025 ES Chapter has been updated; however, any changes to the baseline will be negligible and are unlikely to contribute to changes to the assessments of effects previously reported in the 2025 ES Chapter.
- 4.31 There have been no changes to relevant guidance since preparation of the 2025 ES. For 'High Risk' buildings¹⁷, such as the Proposed Scheme, the Future Homes Standard comes into effect from September 2027 and therefore the previously defined mitigation measures remain unchanged.
- 4.32 The Proposed Changes are anticipated to result in a negligible effect on construction and operational stage emissions over and above those reported in the 2025 ES. The updated assessment incorporates revisions to the baseline and operational programme; however, the reduction in GIA means that the 2025 ES Chapter considers a reasonable worst-case. Accordingly, there is no change to the level of effects reported and, as confirmed in **Appendix 6**, the conclusions of the 2025 ES Chapter remain valid.

Noise and Vibration

- 4.33 A review of the Proposed Changes and the assessment undertaken as part of the 2025 ES has been undertaken (see **Appendix 7: Noise and Vibration Validation Note** to this ES Supplement) which identified no changes to the conclusions of the 2025 ES.
- 4.34 The baseline data from the 2025 ES Chapter is not expected to have significantly changed. Therefore, the baseline in the 2025 ES is considered to remain valid.
- 4.35 No primary or tertiary mitigation has been introduced and the approach set out in the 2025 ES Chapter remains unchanged. As confirmed in **Appendix 7**, the Proposed Changes are concluded to not materially affect the conclusions in the 2025 ES Chapter and therefore, the validation exercise set out in **Appendix 7** confirms the conclusions of the 2025 ES Chapter remain valid.

¹⁷ 'High Risk' buildings refer to the definition set out in the Building Safety Act 2022. In this case, the Proposed Scheme is a high risk building as it meets the criteria of being at least 18 metres in height or 7 or more storeys.

- 4.36 In a consultation response received following submission of the Application, MCC's Environmental Health department requested assessment of noise from the permitted Diecast venue. Subsequent analysis submitted as an EIA supplementary note (dated 17 September 2025) confirmed that glazing requirements (as set out by Suono) remain appropriate, and the Proposed Changes do not alter these findings.
- 4.37 Overall, as confirmed in **Appendix 7**, the conclusions of the 2025 ES Chapter remain valid.

5. Summary

- 5.1 In line with **Section 2: Approach to ES Supplement**, a comprehensive and robust evaluation of the validity of the 2025 ES has been undertaken in order to understand how the Proposed Changes (**Section 3: The Proposed Changes**) and the passing of time have influenced the conclusions reported.
- 5.2 As set out in **Section 4: Evaluation of Environmental Topics**, replacement Technical Chapters have been prepared in the form of **Chapter 7A: Townscape and Visual**; and **Chapter 10A: Daylight, Sunlight and Overshadowing**.
- 5.3 The replacement chapters have not reported changes to the effects reported in the 2025 ES, with the exception of a singular effect identified in **Chapter 10A: Daylight, Sunlight and Overshadowing**, as follows:
- Changes in daylight amenity for Islington Wharf Phase 1 BLK A (slightly worsening to moderate adverse effect from minor adverse in the 2025 ES, and remains not significant); and
 - Changes in daylight amenity for 32-34 Laystall Street (the replacement chapter now reports a negligible effect, improving from minor adverse in the 2025 ES, and remains not significant).
- 5.4 Two additional effects have also been considered in **Chapter 10A: Daylight, Sunlight and Overshadowing**, where the chapter concludes negligible effects.
- 5.5 Validation Notes have been prepared for Built Heritage; Socio-Economics and Human Health; Wind; Solar Glare; Climate Change; and Noise and Vibration, provided as **Appendices 1 – 7**. These Validation Notes confirm that the conclusions of the 2025 ES remain valid in light of the Proposed Changes and the evolution of the baseline.
- 5.6 There have been no changes to mitigation relied upon in the assessments.
- 5.7 Other than the above, the mitigation measures relied upon and committed to as part of Volume 3: Environmental Management Plan of the 2025 ES are unchanged and can continue to be relied upon, following the validation and update work undertaken as part of this ES Supplement.
- 5.8 A tracked change replacement Chapter 15: Assessment of Cumulative Effects (now **Chapter 15A**) has been provided to reflect additional and evolved Cumulative Projects.
- 5.9 Finally, Volume 4: Non-Technical summary of the 2025 ES has been updated in tracked changes to reflect the updates made by this ES Supplement.

Appendix 1: Built Heritage Validation Note

Introduction

- 5.10 Levrant (Heritage Architecture Ltd) produced the Built Heritage ES Chapter as part of the 2025 ES for the Proposed Scheme. The 2025 ES Chapter reported on the likely significant environmental effects arising from the Proposed Scheme in relation to the topic of built heritage.
- 5.11 This ES Supplement Validation Note does not replace the 2025 ES Chapter but provides supplementary information in the form of a validation note confirming that the conclusions of the 2025 ES Chapter remain valid in light of the Proposed Changes, evolution to the baseline environment, and any changes to guidance over the interim period.
- 5.12 The following elements of the 2025 ES Chapter remain relevant as the methodological basis for the ES Supplement Validation Note:
- Technical Consultation;
 - Scope of the Assessment;
 - Assessment Methodology; and
 - Limitations and Assumptions.
- 5.13 In addition to the above, a Heritage Statement was prepared to accompany the 2025 ES Chapter. The conclusions of the Heritage Statement are validated by the Heritage Statement Addendum in **Appendix 2**.

Baseline Conditions

- 5.14 The 2025 ES Chapter reported on the baseline conditions which informed the built heritage assessment. Following a review of the relevant data sources, there are not considered to be any changes to the baseline assessment. Baseline conditions in relation to built heritage are therefore considered to remain in principle as set out in the 2025 ES Chapter and have been relied upon for the purposes of this ES Supplement Validation Note.
- 5.15 The Site, which is considered to be a non-designated heritage asset (NDHA), was assessed within the 2025 ES as there were considered to be likely significant effects upon this receptor. Receptors within the wider historic built environment which were not considered to be significantly affected as a result of the Proposed Scheme were scoped out of the 2025 ES and assessed separately within the 2025 Heritage Statement. Amendments to the Proposed Scheme are not considered to change this baseline position, and no additional receptors are required to be scoped in.

Primary and Tertiary Mitigation

- 5.16 No additional primary or tertiary mitigation is required for the construction and operational stages as a result of the Proposed Changes. The mitigation measures outlined in the 2025 ES Chapter are therefore considered to remain in principle.

Assessment of Effects, Secondary Mitigation and Residual Effects

Construction Stage

- 5.17 The revisions to the Proposed Scheme are considered to be negligible in regard to the assessment of likely effects upon identified built heritage assets during the construction stage. As such, conclusions as to the likely effects relating to built heritage generated during the construction stage remain unchanged in principle, and therefore remain as set out in the 2025 ES Chapter.
- 5.18 Therefore, it is concluded that there will be temporary, localised minor adverse impacts on the ability to understand and appreciate the settings of proximate heritage assets; and direct and indirect (in terms of demolition of physical, historic fabric and character of the Site), temporary and permanent (in terms of construction/demolition stage and completion of Proposed Scheme), medium, adverse effect which is considered to be moderate to the non-NDHA on the Site.
- 5.19 As reported in the 2025 ES Chapter, secondary mitigation is required whereby prior to demolition of the NDHA, it is recommended that a Level 1 or 2 building record of the buildings is undertaken. This will provide a record of the historic built form on the Site, which is to then be submitted to a local archive. Despite the identified secondary mitigation, it is considered that the residual effect would be the same as that reported in the pre-mitigation scenario.
- 5.20 This effect on the Site as a NDHA is considered to be **Significant**. This is the same level of effect as reported in the 2025 ES Chapter, the conclusions of which with respect to this effect therefore remain valid.

Operational Stage

- 5.21 The revisions to the Proposed Scheme are considered to be negligible in regard to the assessment of likely effects upon identified built heritage assets during the operational stage.
- 5.22 As such, conclusions as to the likely effects relating to built heritage generated during the operational stage remain unchanged in principle, and therefore remain as set out in the 2025 ES Chapter.
- 5.23 Therefore, it is concluded that there will be direct and indirect, permanent, long-term, adverse effect which is considered to be moderate to the Site as a NDHA, due to both physical fabric changes and change to experience of building in its setting. No secondary mitigation has been identified for this effect, and thus the residual effect is that same as that reported in the pre-mitigation scenario.

- 5.24 This effect on the Site as a NDHA is considered to be **Significant**. This is the same level of effect as reported in the 2025 ES Chapter, the conclusions of which with respect to this effect therefore remain valid.
- 5.25 The potential effects of the Proposed Scheme are considered in full within the Visual Impact Assessment (heritage) in Section 7 of the submitted Heritage Statement, as validated by the Heritage Statement Addendum (**Appendix 2**).

Conclusion

- 5.26 This ES Supplement Chapter confirms that the conclusions of the 2025 ES Chapter remain valid with respect to all assessed effects.

Appendix 2: Heritage Statement Addendum

Provided as a separate file.

Appendix 3: Wind Validation Note

Introduction

- 5.27 ArcAero produced the Wind ES Chapter as part of the 2025 ES for the Proposed Scheme. The 2025 ES Chapter reported the likely significant environmental effects arising from the Proposed Scheme in relation to the topic of wind.
- 5.28 This ES Supplement Validation Note does not replace the 2025 ES Chapter but provides supplementary information in the form of a validation note confirming that the conclusions of the 2025 ES Chapter remain valid in light of the Proposed Changes, evolution to the baseline environment, and any changes to guidance over the interim period.

Proposed Changes

- 5.29 Since submission of the planning application, the Proposed Scheme has been updated with various changes (the 'Proposed Changes'), with those concerning wind microclimate mentioned below:
- Overall changes to the massing of Building A, including the reduction of “stacking blocks” from 4 to 3.
 - Removal of elevated terraces within Building A, which are now enclosed areas.
 - 5 storey reduction to Building A, resulting in an overall reduction in building height of ~14 m.
 - Building B height increased by 310mm.
 - Building B terrace expanded, parapets extended to the edge of the level.
 - Amendments to ground level landscaping.
- 5.30 Following the wind tunnel and computational fluid dynamics (CFD) assessment, ArcAero have been appointed to carry out a qualitative analysis to examine the potential for change to the wind microclimate following the changes listed above. The 2025 Scheme (as assessed within the 2025 ES Chapter) is shown as **Figure 1**, and the current scheme is shown within **Figure 2**.

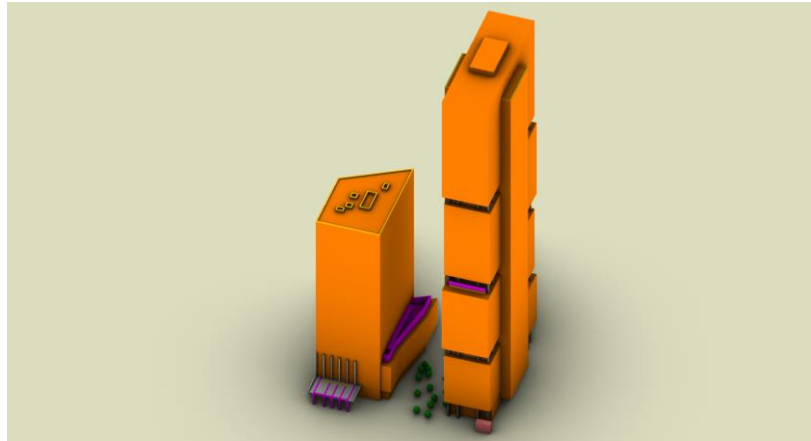


Figure 1: The 2025 Scheme



Figure 2: The amended scheme with the Proposed Changes

- 5.31 The reduction in the height of Building A will reduce the level of downdraughts from the façade, and will not adversely impact wind conditions on the ground level. The elevated terraces becoming enclosed also removes them from consideration of wind microclimate. Overall, Building A, as changed, will have no negative impact to the wind microclimate.
- 5.32 The increase in the height of Building B is minimal and will not cause a material impact on wind conditions within the Site. The terrace on Building B has been expanded, with the solid parapets now pushed to edge of the level. While this wasn't met by a proportional increase in the size of the canopy, wind tunnel testing has indicated that the introduction of solid parapets alone had improved wind conditions to a level where the terrace is entirely suitable for its intended use during the summer. Therefore, the expansion of the Building B terrace is expected to give rise to materially similar, acceptable, wind conditions to those set out in the 2025 ES Chapter.

- 5.33 The amendments to the ground level landscaping scheme maintains a similar density of trees when compared to the superseded scheme. The landscaping scheme retains the 1.5m tall x 4m wide screens which were determined to be necessary for mitigating exceedances at the foot of Building A.
- 5.34 In conclusion, the wind microclimate within the amended Proposed Scheme is expected to remain materially the same when compared with the superseded scheme.

Conclusion

- 5.35 Therefore, it is considered that the following elements of the 2025 ES Chapter remain relevant as the methodological basis for this ES Supplement Validation Note:
- Scope of the Assessment;
 - Assessment Methodology;
 - Baseline Conditions;
 - Future Baseline;
 - Primary and Tertiary Mitigation;
 - Assessment of Effects, Secondary Mitigation and Residual Effects;
 - Limitations and Assumptions; and
 - Summary.
- 5.36 This ES Supplement Chapter confirms that the conclusions of the 2025 ES Chapter remain valid with respect to all assessed effects.

Appendix 4: Solar Glare Validation Note

Introduction

- 5.37 GIA produced the Solar Glare ES Chapter as part of the EIA the 2025 ES for the Proposed Scheme. The 2025 ES Chapter reported on the likely significant environmental effects arising from the Proposed Scheme in relation to the topic of solar glare impacts upon surrounding sensitive road and tram receptors.
- 5.38 This ES Supplement Validation Note is not considered a 'replacement' for the 2025 ES Chapter. It instead provides supplementary information in the form of a technical note demonstrating that the conclusions of the 2025 ES Chapter remain valid in light of the Proposed Changes, evolution to the baseline environment and any changes to guidance over the interim period.
- 5.39 It is considered that the following elements of the 2025 ES Chapter remain relevant as the methodological basis for the ES Supplement Validation Note:
- Summary of Consultation;
 - Scope of the Assessment;
 - Assessment Methodology; and
 - Limitations and Assumptions.

Baseline Conditions

- 5.40 As reported in the 2025 ES Chapter, it is confirmed that the existing Site remains a carpark and small scale, predominantly brick construction, industrial buildings; therefore, reflections occurring from any structures within the Site towards drivers at nearby road and tram locations would be minimal. There would be no existing significant impact to driver visibility from the Site and there is no change in Baseline Conditions.
- 5.41 Therefore, for the purposes of this ES Supplement Validation Note, it has been determined that the baseline provided within the 2025 ES Chapter is valid and should be relied upon.

Primary and Tertiary Mitigation

- 5.42 As reported in the 2025 ES Chapter, it is confirmed that no primary or tertiary mitigation has been incorporated within the façade design which remains unchanged with the Proposed Changes to the development.

Assessment of Effects, Secondary Mitigation and Residual Effects

Operational Stage

- 5.43 The Proposed Changes relevant to solar glare comprise:

- Overall height reduction of five storeys to Building A;
- Simplification of the façade setout to Building A, including reduced cantilevers and stacking blocks;
- Slight re-positioning of Building A to the west by approximately 150mm;
- Building B external materiality revised from pre-cast concrete to brick
- Simplification of the façade setout to Building B, including horizontal super-grid revised every 4 floors in lieu of every 3 floors;
- Building B overall height increased by 310mm; and
- Re-positioning of Building B by circa 500mm to the west and south.

5.44 In consideration of the above changes to the Proposed Scheme, the following eight locations would continue to not have any reflections visible within 30° of a driver's line of sight and therefore continue to experience a direct, permanent, long-term, adverse effect which is considered to be negligible:

- HwS1 - Houldsworth Street junction with Newton Street;
- HwS2 - Houldsworth Street junction with Dean Street;
- SS1 - Store Street pedestrian crossing;
- GA4 - Great Ancoats Street junction with Store Street/Old Mill;
- GA5 - Great Ancoats Street junction with Newton Street;
- GA6 - Great Ancoats Street pedestrian crossing;
- GA7 - Great Ancoats Street pedestrian crossing; and
- GA8 - Great Ancoats Street junction with Laystall Street.

5.45 In consideration of the above changes to the Proposed Scheme, the reflections visible within the following viewpoints would remain outside 10° and therefore continue to experience a direct, permanent, long-term, adverse effect which is considered to be minor:

- BS - Bengal Street junction with Redhill Street;
- MS1 - Murray Street junction with Jersey Street;
- MS2 - Murray Street junction with Redhill Street;
- HS - Henry Street junction with Redhill Street;
- SS2 - Store Street junction with Great Ancoats Street;

- GA2 - Great Ancoats Street junction with Adair Street; and
 - GA3 - Great Ancoats Street junction with Pollard Street.
- 5.46 Whilst reflections would remain within 10° of a driver's line of sight at the following locations, following review of the Proposed Changes, the times of day and year, size and location within the field of view would not materially alter and the effects reported for the following locations remain in accordance with those of the 2025 ES Chapter (pre-secondary mitigation):
- Woodward Street (WS) - direct, permanent, long-term, adverse effect which is considered to be minor to moderate;
 - Pickford Street (PfS) - direct, permanent, long-term, adverse effect which is considered to be minor to moderate;
 - Old Mill 1 (OM1) - direct, permanent, long-term, adverse effect which is considered to be moderate;
 - Old Mill 2 (OM2) - direct, permanent, long-term, adverse effect which is considered to be moderate;
 - Old Mill 3 (OM3) - direct, permanent, long-term, adverse effect which is considered to be moderate to major; and
 - Westbound Tram Track (TRAM) - direct, permanent, long-term, adverse effect which is considered to be minor.
- 5.47 As noted in the 2025 ES Chapter, secondary mitigation measures in the form of low visible light reflectance (VLR) glazing is required to the north-west elevations of Building A & B, North-east elevation of Building B and the lower half of the north-east elevation of Building A. This secondary mitigation measure, its locations, effectiveness and means of securing it remain unchanged from the 2025 ES Chapter.
- 5.48 The effects to OM1, OM2 and OM3 are considered to remain **Significant** following the inclusion of secondary mitigation and the conclusions with respect to these effects therefore remain valid. All other receptors assessed are **Not Significant**, which remains as reported in the 2025 ES Chapter.

Conclusion

- 5.49 This ES Supplement Validation Note confirms that the conclusions of the 2025 ES Chapter remain valid with respect to all assessed effects.

Appendix 5: Socio-Economics and Human Health Validation Note

Introduction

- 5.50 Turley Economics produced the Socio-economics and Human Health ES Chapter as part of the 2025 ES for the Proposed Scheme. The 2025 ES Chapter reported on the likely significant environmental effects arising from the Proposed Scheme in relation to the topic of socio-economics and human health.
- 5.51 This ES Supplement Validation Note does not replace the 2025 ES Chapter but provides supplementary information in the form of a validation note confirming that the conclusions of the 2025 ES Chapter remain valid in light of the Proposed Changes, evolution to the baseline environment, and any changes to guidance over the interim period.
- 5.52 It is considered that the following elements of the 2025 ES Chapter remain relevant as the methodological basis for the ES Supplement Validation Note:
- Summary of Consultation;
 - Scope of the Assessment;
 - Assessment Methodology (noting the non-material update in relation to 'Legislative Framework, Policy and Guidance', as detailed below); and
 - Limitations and Assumptions.

Legislative Framework, Policy and Guidance

- 5.53 The following guidance has been published by the Institute of Sustainability and Environmental Professionals (ISEP)¹⁸ since the production of the 2025 ES Chapter:
- ISEP (2025) Social Impact Assessment in Environmental Impact Assessment in the UK¹⁹.
- 5.54 Whilst the above additional guidance is presented for information and completeness, it is confirmed that there is no impact on the methodological basis of the assessment; as such the 2025 ES Chapter remains valid in this respect.

Baseline Conditions

- 5.55 The 2025 ES Chapter reported on the baseline conditions which informed the Socio-economics and Human Health assessment. Reported baseline conditions were drawn

¹⁸ ISEP is the body formerly known as the Institute for Environmental Management and Assessment (IEMA).

¹⁹ Social Impact Assessment in Environmental Impact Assessment in the UK. Available at: <https://www.socialimpactassessment.com/resource/social-impact-assessment-in-environmental-impact-assessment-in-the-uk/>

from a range of secondary quantitative and qualitative sources (set out in detail in the 2025 ES) in relation to the following overarching issues:

- Employment generated during the construction stage; and
- Provision of new housing.

- 5.56 The 2025 ES Chapter also reported the future baseline conditions with regard to Employment.
- 5.57 It is acknowledged that the socio-economic and human health baseline as presented in the 2025 ES Chapter could be impacted through periodically updated secondary data sources. However, following a review of the relevant data sources, it is considered that any changes to the baseline are negligible.
- 5.58 Baseline conditions in relation to socio-economics and human health are therefore considered to remain in principle as set out in the 2025 ES Chapter. Where evolution of baseline indicators has occurred, changes are considered to be marginal and/or non-material, and not to impact upon any of the 2025 ES Chapter's conclusions regarding the sensitivity of receptors, mitigation requirements or the subsequent overall significance of effects.
- 5.59 Therefore, for the purposes of this ES Supplement Validation Note, it has been determined that the baseline provided within the 2025 ES Chapter is valid and should be relied upon.
- 5.60 For completeness, **Table 1** summarises key baseline data reported in the 2025 ES Chapter and equivalent updated data drawn from the latest datasets.

Table 1: Baseline Data Comparison: 2025 ES Chapter and ES Validation Note

Issue / Baseline Indicator	Data Source	2025 ES	ES Supplement
Economic Activity and Employment			
Economic Activity Rate (Residents Aged 16-64)			
Manchester	ONS: Annual Population Survey (APS) 2025 ES: July 2023 - June 2024 ES Supplement: January 2025 – December 2025	71%	79%
Greater Manchester		75%	76%
England		79%	79%
Employment Rate (Residents Aged 16-64)			
Manchester	ONS: APS 2025 ES: July 2023 - June 2024 ES Supplement: January 2025 – December 2025	66%	75%
Greater Manchester		71%	72%
England		76%	76%
Claimant Count (and % of Residents Aged 16-64)			

Issue / Baseline Indicator	Data Source	2025 ES	ES Supplement
Manchester	ONS: Claimant Count 2025 ES: October 2024 ES Supplement: April 2026	27,440 (7.2% of 16-64 population)	25,420 (6.1% of 16-64 population)
Labour Market and Industry			
Total Employment (and 5-Year Change)			
Manchester	ONS: Business Register & Employment Survey (BRES) 2025 ES: 2018 - 2023 ES Supplement: 2019 - 2024	2018: 398,500 2023: 457,600 (+15% change)	2019: 412,975 2024: 457,375 (+11% change)
Construction Employment (Latest Year of Data and % Contribution to Total Employment)			
Manchester	ONS: Business Register & Employment Survey (BRES) 2025 ES: 2018 - 2023	2023: 9,000 (2.0% of total)	2024: 10,000 (2.2% of total)
Greater Manchester	ES Supplement: 2019 - 2024	2023: 70,000 (4.7% of total)	2024: 72,000 (4.8% of total)
Housing			
Housing Delivery Since 2011/12	MHCLG: Live Table 122 – Housing Supply; Net Additional Dwellings, by Local Authority District, England 2025 ES: 2011/12 - 2021/22 ES Supplement: 2011/12 - 2024/25	23,134	30,505
Average Dwellings per Annum (DPA) Since 2011/12		2,313	2,347

Primary and Tertiary Mitigation

- 5.61 As reported in the 2025 ES Chapter, it is confirmed that no primary or tertiary mitigation has been evaluated as part of the construction or operational stage assessments in this ES Supplement Validation Note.

Assessment of Effects, Secondary Mitigation and Residual Effects

Construction Stage

Employment generated during the construction stage

- 5.62 The revisions to the Proposed Scheme are considered to have a negligible change on economic impact modelling inputs relating to construction stage employment, and the subsequent assessment thereof. As presented at **Table 1**, the latest baseline data suggests minimal change in terms of key indicators related to construction sector employment in Manchester and Greater Manchester.

- 5.63 As such, conclusions as to the likely effects relating to employment generated during the construction stage on the local construction labour force remain unchanged in principle, and therefore remain as set out in the 2025 ES Chapter.
- 5.64 Therefore, there is likely to be a direct, temporary, medium-term, beneficial effect which is considered to be minor.
- 5.65 As reported in the 2025 ES Chapter, this ES Supplement Validation Note confirms that no secondary mitigation or enhancement is required, and the residual effect for the local construction labour force is the same as that reported in the pre-mitigation scenario.
- 5.66 This effect is considered to be **Not Significant**. This is the same level of effect as reported in the 2025 ES Chapter, the conclusions of which with respect to this effect therefore remain valid.

Operational Stage

Provision of new housing

- 5.67 The Proposed Changes have resulted in a change to the proposed number of homes, from 558 to 523, a decrease of 35 dwellings.
- 5.68 As presented at **Table 1**, the latest baseline data suggest that annual average housing delivery in Manchester since 2011/12 is slightly higher than that reported in the 2025 ES, albeit it is noted that this remains lower than previous annual Manchester Core Strategy²⁰ targets (3,333 dwellings per annum (DPA) between 2009 and 2027) and newly adopted Places for Everyone²¹ (PfE) targets (3,533 DPA between 2022 and 2039), indicating that housing need remains an issue of high sensitivity and importance. As such, conclusions as to the likely effects relating to provision of new housing on people requiring housing in the local impact area remain unchanged in principle, and therefore remain as set out in the 2025 ES Chapter.
- 5.69 Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be major.
- 5.70 As reported in the 2025 ES Chapter, this ES Supplement Chapter confirms that no secondary mitigation or enhancement is required, and the residual effect for people requiring housing in the local impact area is the same as that reported in the pre-mitigation scenario.

²⁰ Manchester City Council (2012) Core Strategy Development Plan Document. Available at: <https://www.nottinghamcity.gov.uk/media/cnvjh0if/lappncc-28-181818-manchester-core-strategy-adopted-11-july-2012-extract-policy-ho12.pdf>

²¹ Greater Manchester Combined Authority (2024) Places for Everyone Joint Development Plan. Available at: <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/>

- 5.71 This effect is considered to be **Significant**. This is the same level of effect as reported in the 2025 ES Chapter, the conclusions of which with respect to this effect therefore remain valid.

Conclusion

- 5.72 This ES Supplement Chapter confirms that the conclusions of the 2025 ES Chapter remain valid with respect to all assessed Socio-economics and Human Health effects.

Appendix 6: Climate Change Validation Note

Introduction

- 5.73 Turley Sustainability & ESG produced the Climate Change ES Chapter as part of the 2025 ES for the Proposed Scheme. The 2025 ES Chapter reported on the likely significant environmental effects arising from the Proposed Scheme in relation to the topic of climate change.
- 5.74 This ES Supplement Validation Note does not replace the 2025 ES Chapter but provides supplementary information in the form of a validation note confirming that the conclusions of the 2025 ES Chapter remain valid in light of the Proposed Changes, evolution to the baseline environment, and any changes to guidance over the interim period.
- 5.75 It is considered that the following elements of the 2025 ES Chapter remain relevant as the methodological basis for the ES Supplement Validation Note:
- Summary of Consultation;
 - Scope of the Assessment;
 - Assessment Methodology (noting the non-material update in relation to 'Legislative Framework, Policy and Guidance', and assessed project timescales as detailed below);
 - Primary and Tertiary Mitigation (noting some clarification in relation to new legislation compliance as described below); and
 - Limitations and Assumptions.

Legislative Framework, Policy and Guidance

- 5.76 Future Homes Standard (FHS)²² was released on the 24th March 2026 and introduces a significant tightening of standards compared to the Part L 2021 Building Regulations interim update. Where the FHS applies key requirements will include:
- High-performance fabric to minimise heat loss;
 - Mandatory low-carbon heating;
 - Mandatory solar PV, covering a minimum area equivalent to percentage of the building's foundation footprint;

²² The Future Homes and Buildings Standards: Building Circular 01/2026 – letter.
<https://www.gov.uk/government/publications/the-future-homes-and-buildings-standards-building-circular-012026/the-future-homes-and-buildings-standards-building-circular-012026-letter>

- Other low-carbon technologies, such as wastewater heat recovery; and
 - Airtightness targets, tightened to approximately 4 m³/m²/hr @ 50 Pa²³.
- 5.77 For 'High Risk' buildings, such as the Proposed Scheme, the FHS comes into effect from September 2027, assuming the start on site before September 2028.
- 5.78 In February 2025 the Committee on Climate Change published the proposed Seventh Carbon Budget to further reduce emissions.
- 5.79 Whilst the above is presented for information and completeness, it is confirmed that there is no impact on the methodological basis of the assessment; as such the 2025 ES Chapter remains valid in this respect.

Assessed Project Timescales

- 5.80 The 2025 ES Chapter assumed a 5 year construction period (2026 – 2030), and assessed operational period of 2031 – 2037 to enable comparison with the UK carbon budgets ending 2037.
- 5.81 For the purpose of this ES Supplement Validation Note, a 2 year shift in construction and operational timelines is assumed. In addition, operational emissions are assessed up to 2042 to align with the UK carbon budgets as set out in **Table 1** below.
- 5.82 The updated assumed timescales used to assess the construction and operation stages of the Project are set out in **Table 1**.

Table 1: Assessed Project Timescales

Development Stage	First Year	Completion / Assessment period	Summary
Demolition and Construction	2028	2032	The 5 years construction period, representing the worst case scenario, is assumed for this assessment.
Operation	2033	2042	The Proposed Scheme is anticipated to be fully operational from 2033. Operational GHG emissions are assessed from 2033 up to the end of 2042 to enable comparison with the UK carbon budgets ending 2042*.

* Published by the Committee on Climate Change in February 2025 but not yet incorporated into law.

²³ This means – when the building is pressurised to 50 Pascals (Pa), no more than 4 cubic metres of air should leak per square metre of external envelope each hour.

Baseline Conditions

Local and Regional GHG Emissions

- 5.83 The 2025 ES Chapter reported on the most recent baseline conditions available at the time of writing of the Chapter (2022).
- 5.84 **Table 2** presents the most recent (2023) data on baseline GHG emissions for the MCC administrative area and North West of England as sourced from Government's UK Local Authority & Regional CO₂ Emissions Statistics²⁴. Assumed baseline GHG emissions from the Site are also presented. This baseline data is used to contextualise GHG emissions from the Proposed Development and determine the magnitude of change.

Table 2: Baseline Local & Regional GHG Emissions

Geographical Area	2023 GHG Emissions (tonnes CO ₂ e)
The Site	0 ²⁵
MCC	2,188,790
North West	38,976,983

Future Baseline

- 5.85 As mentioned above, in February 2025 the Committee on Climate Change published the proposed Seventh Carbon Budget to further reduce emissions, however, it has not yet been incorporated into law. Manchester carbon budgets proposed by Tyndall Centre have now been withdrawn and will not form part of the future baseline for this assessment.
- 5.86 **Table 3** presents the future carbon budgets set for the UK to date which, together with current baseline GHG emissions reported above, are used to help determine the context and magnitude of future GHG emissions resulting from the Proposed Scheme.

Table 3 : UK Carbon Budgets (Tonnes CO₂e)

Period	UK
2018 – 2022	2,544,000,000
2023 – 2027	1,950,000,000
2028 – 2032	1,725,000,000
2033 – 2037	965,000,000

²⁴ BEIS (2025). UK Local Authority and Regional Carbon Dioxide Emissions National Statistics: 2005 to 2023. Available at: <https://www.gov.uk/government/collections/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics>

²⁵ In line with the approach set out in the 2025 ES Chapter, baseline operational GHG emissions for the Site are assumed to be zero. This reflects the absence of available data on existing emissions (the scale of such GHG emissions is considered likely to be limited) and ensures a worst-case assessment of the Proposed Scheme's GHG effects.

Period	UK
2038 – 2042	535,000,000*
2043 – 2047	Not yet set
2048 - 2100	Not yet set

* Published by the Committee on Climate Change in February 2025 but not yet incorporated into law.

Contribution to UK Net Zero Trajectory

- 5.87 The context for determination of whether the Proposed Scheme is aligned with and makes an appropriate contribution to the UK's net zero trajectory has remained unchanged.

Primary and Tertiary Mitigation

- 5.88 The Proposed Scheme is classed as a 'High Risk' building, therefore, utilising FHS transitional arrangements, the scheme will be built to the current Part L 2021 Regulations.
- 5.89 The primary and tertiary mitigation set out within the 2025 ES Chapter remain unchanged.

Assessment of Effects, Secondary Mitigation and Residual Effects

Demolition and Construction Stage

GHG Emissions

- 5.90 The revisions to the Proposed Scheme are considered to have a negligible change on construction stage emissions. The primary and tertiary mitigation set out within the 2025 ES Chapter remain unchanged. The updated assessment takes into account the changes to the current and future baseline, as well as construction timelines, however, the reduction of the GIA (m²) of Building A, and therefore overall reduction of the floor area of the Proposed Scheme, means that the 2025 ES assessment represents the worst-case.
- 5.91 As such, conclusions as to the likely effects relating to GHG emissions generated during the construction stage on the global climatic system remain unchanged in principle, and therefore remain as set out in the 2025 ES Chapter.
- 5.92 The sensitivity of the global climate system is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, long-term, adverse effect which is considered to be minor.
- 5.93 As reported in the 2025 ES Chapter, this ES Supplement Validation Note confirms that no secondary mitigation or enhancement is required, and the residual effect for the global climatic system is the same as that reported in the pre-mitigation scenario.
- 5.94 This effect is considered to be **Not Significant**. This is the same level of effect as reported in the 2025 ES Chapter, the conclusions of which with respect to this effect therefore remain valid.

Operational Stage

GHG Emissions

- 5.95 The revisions to the Proposed Scheme are considered to have a negligible change on operational stage emissions. The primary and tertiary mitigation set out within the 2025 ES Chapter remain unchanged. The updated assessment takes into account the changes to the current and future baseline, as well as operational timelines, however, the reduction of the GIA (m²) of Building A, and therefore overall reduction of the floor area of the Proposed Scheme, means that the 2025 ES assessment represents the worst-case.
- 5.96 As such, conclusions as to the likely effects relating to GHG emissions generated during the operational stage on the global climatic system remain unchanged in principle, and therefore remain as set out in the 2025 ES Chapter.
- 5.97 The sensitivity of the global climate system is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, long-term, adverse effect which is considered to be minor.
- 5.98 As reported in the 2025 ES Chapter, this ES Supplement Validation Note confirms that no secondary mitigation or enhancement is required, and the residual effect for the global climatic system is the same as that reported in the pre-mitigation scenario.
- 5.99 This effect is considered to be **Not Significant**. This is the same level of effect as reported in the 2025 ES Chapter, the conclusions of which with respect to this effect therefore remain valid.

Conclusion

- 5.100 This ES Supplement Chapter confirms that the conclusions of the 2025 ES Chapter remain valid with respect to all assessed effects.

Appendix 7: Noise and Vibration Validation Note

Validation Summary

- 5.101 Suono Consultancy Limited produced the Noise and Vibration ES Chapter as part of the 2025 ES for the Proposed Scheme. The conclusions of the ES Chapter were that residual effects were controlled such that all effects were deemed not significant.
- 5.102 Since the issue of the ES, no changes to the adopted guidance and assessment methodology have been made and therefore the details within the ES chapter remain valid.
- 5.103 Baseline noise levels are not expected to have significantly changed with the future baseline already considered within the 2025 ES Chapter.
- 5.104 Amendments to the design are proposed for the updated scheme (the 'Proposed Changes'), including the following:
- Overall height reduction of five storeys for Building A, resulting in fewer apartments;
 - External façade construction to Building B to be brick, rather than pre-cast concrete;
 - Building B height increased by 600 mm; and,
 - Building B now positioned circa 500 mm to the west and south.
- 5.105 Within the 2025 ES Chapter, noise and vibration were assessed for the following topics:
- Construction noise;
 - Construction vibration;
 - Road traffic noise to proposed receptors; and,
 - Plant noise from Proposed Scheme.
- 5.106 The Proposed Changes are concluded to have no material impact on the conclusions detailed within the 2025 ES Chapter with regards to noise and vibration, and therefore the above topics are still deemed to all be not significant.
- 5.107 Since the submission of the 2025 ES, comments were raised by Manchester City Council's Environmental Health including the need for an assessment of noise emanating from the adjacent Diecast entertainment venue, which had recently gained planning permission.

- 5.108 Within the response provided by Suono (submitted as part of an EIA supplementary note, dated 17 September 2025²⁶), updates to where glazing constructions would be required were presented within the note. The changes to Buildings A and B do not change those conclusions and therefore the locations presented within the note are still valid.
- 5.109 Overall, the impacts relating to noise and vibration have not altered due to the proposed amendments and the conclusions stated within the 2025 ES Chapter and the subsequent note remain valid.

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