

High Speed Rail (Crewe – Manchester) Environmental Statement

Volume 5: Appendix CM-001-0MA08

Community

MA08: Manchester Piccadilly Station

Community impact assessment

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Department
for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

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Contents

1	Introduction	3
2	Community impact assessment record sheets – construction	4
2.1	Residential properties subject to non-significant loss of land	4
2.2	Residential properties on Chapeltown Street	5
2.3	Residential properties on Ducie Street	6
2.4	Residential properties on the A662 Pollard Street	7
2.5	Residential properties in New Islington	8
2.6	Sol Christian Academy on the B6469 Fairfield Street	9
2.7	The Men’s Room on the B6469 Fairfield Street	11
2.8	Manchester Offenders: Diversion, Engagement and Liaison (MO:DEL) on the B6469 Fairfield Street	12
2.9	Manchester Action on Street Health (MASH) on the B6469 Fairfield Street	13
2.10	True Jesus Church on St Andrew’s Street	14
2.11	Totem Gymnastics in Aldow Enterprise Park	15
2.12	Cloud Aerial Arts in Aldow Enterprise Park	16
2.13	CrossFit Ancoats in Aldow Enterprise Park	17
2.14	Straight Blast Gym (SBG) Manchester on Sheffield Street	18
2.15	Mancunian Boxing Club on North Western Street	19
2.16	Frontline Fit Performance Centre on North Western Street	20
3	Community impact assessment record sheets – operation	21
Tables		
	Table 1: Residential properties subject to minor utility and/or highways works community impact assessment record sheet	4
	Table 2: Residential properties on Chapeltown Street community impact assessment record sheet	5
	Table 3: Residential properties on Ducie Street community impact assessment record sheet	6
	Table 4: Residential properties on the A662 Pollard Street community impact assessment record sheet	7
	Table 5: Residential properties in New Islington community impact assessment record sheet	8
	Table 6: Sol Christian Academy on the B6469 Fairfield Street community impact assessment record sheet	9

Environmental Statement
Volume 5: Appendix CM-001-0MA08
Community
MA08: Manchester Piccadilly Station
Community impact assessment

Table 7: The Men’s Room on the B6469 Fairfield Street community impact assessment record sheet	11
Table 8: Manchester Offenders: Diversion, Engagement and Liaison (MO:DEL) on the B6469 Fairfield Street community impact assessment record sheet	12
Table 9: Manchester Action on Street Health (MASH) community impact assessment record sheet	13
Table 10: True Jesus Church on St Andrews Street community impact assessment record sheet	14
Table 11: Totem Gymnastics in Aldow Enterprise Park community impact assessment record sheet	15
Table 12: Cloud Aerial Arts in Aldow Enterprise Park community impact assessment record sheet	16
Table 13: CrossFit Ancoats in Aldow Enterprise Park community impact assessment record sheet	17
Table 14: SBG Gym on Sheffield Street community impact assessment record sheet	18
Table 15: Mancunian Boxing Club community impact assessment record sheet	19
Table 16: Frontline Fit Performance Centre community impact assessment record sheet	20

1 Introduction

- 1.1.1 The report is an appendix to the community assessment for the Proposed Scheme in relation to the Manchester Piccadilly Station area (MA08).
- 1.1.2 This appendix comprises:
- community impact assessment record sheets for construction; and
 - community impact assessment record sheets for operation.
- 1.1.3 This appendix should be read in conjunction with:
- Volume 2, Community Area reports;
 - Volume 3, Route-wide effects;
 - Volume 4, Off-route effects; and
 - other Volume 5, Appendices.
- 1.1.4 Volume 5 also sets out Route-wide construction workers impacts (Appendix CM-002-00000) which should be referred to for impacts due to construction workers, and Open space condition survey (see Appendix CM-003-0MA08).
- 1.1.5 Maps showing the location of resources which will experience significant residual community effects in the Manchester Piccadilly Station community area (MA08) are contained in the Volume 5, Community Map Book, map CM-01-326b.
- 1.1.6 The name or description of the affected resources is labelled on the maps along with the duration of the effect (i.e. temporary or permanent).
- 1.1.7 The type of effects are denoted by symbols as shown in the map legend.

2 Community impact assessment record sheets – construction

2.1 Residential properties subject to non-significant loss of land

Table 1: Residential properties subject to minor utility and/or highways works community impact assessment record sheet

Resource name	Area-wide residential properties
Community area	MA08: Manchester Piccadilly Station
Resource type	Residential properties
Resource description/profile	Residential properties located close to the route of the Proposed Scheme.
Assessment year	Construction phase (2025)
Impact 1: temporary loss of land	Minor utility works will not require access rights or land from residential properties during the construction of the Proposed Scheme. Minor highways works will not require any small areas of land for tie in works or construction areas from any residential properties. Duration of impact: n/a – no impact
Assessment of magnitude	n/a
Relevant receptors	Residents of the properties
Assessment of sensitivity of receptor(s) to impact	High: residential properties and their occupiers are identified as being highly sensitive receptors.
Significance rating of effect	n/a
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	n/a

2.2 Residential properties on Chapeltown Street

Table 2: Residential properties on Chapeltown Street community impact assessment record sheet

Resource name	Residential properties on Chapeltown Street
Community area	MA08: Manchester Piccadilly Station
Resource type	Residential properties
Resource description/profile	Approximately 390 residential properties on Chapeltown Street.
Assessment year	Construction phase (2025)
Impact 1: temporary in-combination effect	<p>Construction of the Manchester Piccadilly High Speed station, Piccadilly station viaduct and highway works will affect approximately 390 residential properties on Chapeltown Street with a combination of noise, vibration, visual and HGV traffic effects.</p> <p>Noise: the construction activities will result in significant airborne noise effects during the daytime on properties for approximately seven years and nine months.</p> <p>Vibration: vibratory roller associated with site setup is predicted to create a minor to moderate vibration impact at properties near to the Proposed Scheme for approximately five months.</p> <p>Visual: residents of properties with direct views of the construction activity will experience significant adverse visual effects.</p> <p>HGV traffic: Chapeltown Street is expected to experience a significant increase in HGV traffic between Sparkle Street and A665 Great Ancoats Street which will result in a traffic related severance effect for residents living nearby.</p>
Assessment of magnitude	High: three significant residual environmental effects
Relevant receptors	Residents of the properties
Assessment of sensitivity of receptor(s) to impact	High: residential properties and their occupiers are identified as being highly sensitive receptors.
Significance rating of effect	Major adverse in-combination effect which is significant due to change to amenity of the residential properties as a result of significant noise, vibration, visual and HGV traffic effects.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Major adverse effect which is significant

2.3 Residential properties on Ducie Street

Table 3: Residential properties on Ducie Street community impact assessment record sheet

Resource name	Residential properties on Ducie Street
Community area	MA08: Manchester Piccadilly Station
Resource type	Residential properties
Resource description/profile	Approximately 215 residential properties on Ducie Street.
Assessment year	Construction phase (2025)
Impact 1: temporary in-combination effect	<p>Construction of the Manchester Piccadilly High Speed station, utility and highway works will affect approximately 215 residential properties on Ducie Street with a combination of noise, vibration, visual and HGV traffic effects.</p> <p>Noise: the construction activities will result in significant airborne noise effects during the daytime on properties for approximately 11 months.</p> <p>Vibration: vibratory roller associated with site setup is predicted to create a minor to moderate vibration impact at properties near to the Proposed Scheme for approximately five months.</p> <p>Visual: residents of properties with direct views of the construction activity will experience significant adverse visual effects.</p> <p>HGV traffic: Ducie Street is a designated route for construction traffic to enable access to construction compounds around Manchester Piccadilly Station, and is expected to experience a significant increase HGV traffic. This will result in a traffic related severance effect for residents living nearby.</p>
Assessment of magnitude	Medium: three significant residual environmental effects for a short duration
Relevant receptors	Residents of the properties
Assessment of sensitivity of receptor(s) to impact	High: residential properties and their occupiers are identified as being highly sensitive receptors.
Significance rating of effect	Major adverse in-combination effect which is significant due to change to amenity of the residential properties as a result of significant noise, vibration, visual and HGV traffic effects.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Major adverse effect which is significant

2.4 Residential properties on the A662 Pollard Street

Table 4: Residential properties on the A662 Pollard Street community impact assessment record sheet

Resource name	Residential properties on Pollard Street
Community area	MA08: Manchester Piccadilly Station
Resource type	Residential properties
Resource description/profile	Approximately 360 residential properties on Pollard Street.
Assessment year	Construction phase (2025)
Impact 1: temporary in-combination effect	<p>Construction of the New Islington turnback facility will affect approximately 360 residential properties on the A662 Pollard Street with a combination of noise, visual and HGV traffic effects.</p> <p>Noise: the construction activities will result in significant airborne noise effects during the daytime on properties for approximately two years and 11 months.</p> <p>Visual: residents of properties with direct views of the construction activity will experience significant adverse visual effects.</p> <p>HGV traffic: the A662 Pollard Street and the A665 Great Ancoats Street are designated routes for construction traffic. A significant increase in HGV traffic is expected along the A662 Pollard Street (between the A665 Great Ancoats Street and Carruthers Street), and Great Ancoats Street (between Helmet Street and Adair Street) which will result in a severance effect for residents living nearby.</p>
Assessment of magnitude	High: three significant residual environmental effects
Relevant receptors	Residents of the properties
Assessment of sensitivity of receptor(s) to impact	High: residential properties and their occupiers are identified as being highly sensitive.
Significance rating of effect	Major adverse in-combination effect which is significant due to change to amenity of the residential properties as a result of significant noise, visual and HGV traffic effects.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Major adverse effect which is significant

2.5 Residential properties in New Islington

Table 5: Residential properties in New Islington community impact assessment record sheet

Resource name	Residential properties in New Islington
Community area	MA08: Manchester Piccadilly Station
Resource type	Residential properties
Resource description/profile	Approximately 800 residential properties in the vicinity of Old Mill Lane, New Islington.
Assessment year	Construction phase (2025)
Impact 1: temporary in-combination effect	<p>Construction of the New Islington turnback facility will affect approximately 800 residential properties in the vicinity of Old Mill Lane in New Islington with a combination of noise and visual effects.</p> <p>Noise: the construction activities will result in significant airborne noise effects during the daytime on properties for approximately one year and ten months.</p> <p>Visual: residents of properties with direct views of the construction activity will experience significant adverse visual effects.</p>
Assessment of magnitude	Medium: two significant residual environmental effects
Relevant receptors	Residents of the properties
Assessment of sensitivity of receptor(s) to impact	High: residential properties and their occupiers are identified as being highly sensitive.
Significance rating of effect	Major adverse in-combination effect which is significant due to change to amenity of the residential properties as a result of significant noise and visual.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Major adverse effect which is significant

2.6 Sol Christian Academy on the B6469 Fairfield Street

Table 6: Sol Christian Academy on the B6469 Fairfield Street community impact assessment record sheet

Resource name	Sol Christian Academy on the B6469 Fairfield Street
Community area	MA08: Manchester Piccadilly Station
Resource type	Community facility
Resource description/profile	<p>SOL Christian Academy on the B6469 Fairfield Street is an independent, co-educational, non-denominational faith school located on the B6469 Fairfield Street. It offers a 'Christ centred education on Biblical Framework' and is registered to take up to 50 pupils aged between two and 18 years.</p> <p>The school offers nursery, primary, secondary and sixth form education, and specialises in engineering. The school follows the Accelerated Christian Education (ACE) curriculum. This is an individualised Bible-based curriculum. Pupils work towards achieving International Certificate of Christian Education (ICCE) qualification.</p> <p>The school is laid out over four floors and has five classrooms, a design and technology room, information and communication technologies (ICT) and language room, media studio, recording studio, play area, multi-purpose hall and a common space. The building is also used by Source of Life, a community church and by broadcasting station SOL Station TV. SOL Recording Studio can be used by pupils and the wider community and a hall in the building is available for hire and is used for weddings and community events. The school also hosts H Pan International, a charitable arm of the organisation that focuses on youth and community work and hosts events every month.</p>
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	<p>Impact: SOL Christian Academy is located within the land required for the construction of the Piccadilly approach viaduct. SOL Christian Academy will be demolished and permanently lost.</p> <p>Duration: permanent</p>
Assessment of magnitude	High: this resource will be permanently lost
Relevant receptors	Children and staff using the school
Assessment of sensitivity of receptor(s) to impact	High: receptors relating to education are identified as high due to the importance of protecting the environment in which children and young people are educated. The resource is used on daily basis and there are limited alternative resources offering the same curriculum and wider facilities within the local catchment area. Kings of Kings School and Lighthouse Christian School, which both follow the same Accelerated Christian Education curriculum, are located approximately 1.9km and 6.4km away respectively.
Significance rating of effect	Major adverse effect which is significant due to land required for construction of the Proposed Scheme.
Proposed mitigation options for significant effects	HS2 Ltd will continue to engage with the operators of SOL Christian Academy to identify reasonably practicable measures to help mitigate the likely significant effects.

Environmental Statement
Volume 5: Appendix CM-001-0MA08
Community
MA08: Manchester Piccadilly Station
Community impact assessment

Resource name	Sol Christian Academy on the B6469 Fairfield Street
Residual effect significance rating	Major adverse effect which is significant

2.7 The Men’s Room on the B6469 Fairfield Street

Table 7: The Men’s Room on the B6469 Fairfield Street community impact assessment record sheet

Resource name	The Men’s Room on the B6469 Fairfield Street
Community area	MA08: Manchester Piccadilly Station
Resource type	Community facility
Resource description/profile	The Men’s Room is on the B6469 Fairfield Street, and offers outreach services one-to-one support sessions and creative drama and art sessions, including a weekly creative session called The Red Room. Service users are males, typically under the age of 30, who have experienced multiple disadvantages and often marginalised by the health services. This resource works with young men who may have experienced homelessness, sexual exploitation or have been involved in sex work, or experience of the criminal justice system.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: The Men’s Room is located within land which is required for construction of Piccadilly Station and the premises from which it operates will be demolished and permanently lost. The conditions of the planning consent for the facility prescribe that the operators should vacate the site as their tenancy ends in 2021. Engagement in February 2019 confirmed that The Men’s Room might not experience direct effects as they will relocate from the B6469 Fairfield Street.
Assessment of magnitude	n/a - no change to the anticipated functioning of The Men’s Room
Relevant receptors	Users of The Men’s Room
Assessment of sensitivity of receptor(s) to impact	Not applicable: the three-year lease will mean that The Men’s Room will be relocated in 2021 and therefore will not be affected by the construction of the Proposed Scheme. The temporary nature of siting the facility at this location means that any reliance or value placed on this facility is considered within the context of its transient location.
Significance rating of effect	Not applicable as no impact is expected
Proposed mitigation options for significant effects	Not applicable as no impact is expected
Residual effect significance rating	Not applicable as no impact is expected

2.8 Manchester Offenders: Diversion, Engagement and Liaison (MO:DEL) on the B6469 Fairfield Street

Table 8: Manchester Offenders: Diversion, Engagement and Liaison (MO:DEL) on the B6469 Fairfield Street community impact assessment record sheet

Resource name	Manchester Offenders: Diversion, Engagement and Liaison (MO:DEL)
Community area	MA08: Manchester Piccadilly Station
Resource type	Community facility
Resource description/profile	Manchester Offenders: Diversion, Engagement and Liaison Team (MO:DEL) is an NHS mental health and substance abuse service for ex-offenders. MO:DEL works with adults with a history of offending, substance misuse and mental health conditions to seek treatment and reduce reoffending. It offers mental health assessment, risk assessment and case management. Services are available for all residents of Manchester who are currently involved in the criminal justice system and are also open to users who are not from the area but consider themselves Manchester residents.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: MO:DEL is located within land required for the construction of the Piccadilly approach viaduct, MO:DEL will be demolished and permanently lost. Duration of impact: permanent
Assessment of magnitude	High: this resource will be permanently lost
Relevant receptors	Users of MO:DEL
Assessment of sensitivity of receptor(s) to impact	High: the service offers mental health assessment, risk assessment and case management for up to 150 users for a period of up to six months. The Fairfield Street site acts as a central hub for the service. Greater Manchester Mental Health NHS Foundation Trust operates similar services in Bolton, Salford and Trafford. However, these services are smaller than MO:DEL and do not cover Manchester city centre.
Significance rating of effect	Major adverse effect which is significant due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	HS2 Ltd will continue to engage with the operators of MO:DEL to identify reasonably practicable measures to help mitigate the likely significant effects.
Residual effect significance rating	Major adverse effect which is significant

2.9 Manchester Action on Street Health (MASH) on the B6469 Fairfield Street

Table 9: Manchester Action on Street Health (MASH) community impact assessment record sheet

Resource name	Manchester Action on Street Health (MASH) on the B6469 Fairfield Street
Community area	MA08: Manchester Piccadilly Station
Resource type	Community facility
Resource description/profile	MASH is a charity outreach service for women working in sex industry in Manchester, offering sexual health services, refreshment, needle exchanges, life skills support, counselling and advice. The drop-in centre is open for both afternoon and evening sessions. As well as the drop-in centre, MASH runs outreach programmes across Manchester and Bury. Women can also phone MASH for advice. In 2016/2017, MASH engaged with more than 700 women, many of whom speak English as a second language.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: MASH is located within land required for the construction of the Piccadilly approach viaduct. MASH will be demolished and permanently lost. Duration of impact: permanent
Assessment of magnitude	High: this resource will be permanently lost
Relevant receptors	Users of MASH
Assessment of sensitivity of receptor(s) to impact	High: the service is used by vulnerable and disadvantaged women, namely women working in the sex industry. The location of the drop-in centre is convenient and discrete for women to attend, as well as offering single, reliable location women to access a variety of resources. There are no comparable service providers in Manchester, and it is understood that the service provided by MASH is unique in North West.
Significance rating of effect	Major adverse effect which is significant due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	HS2 Ltd will continue to engage with the operators of the charity to identify reasonably practicable measures to help mitigate the likely significant impacts.
Residual effect significance rating	Major adverse effect which is significant

2.10 True Jesus Church on St Andrew's Street

Table 10: True Jesus Church on St Andrews Street community impact assessment record sheet

Resource name	True Jesus Church on St Andrews Street
Community area	MA08: Manchester Piccadilly Station
Resource type	Community facility
Resource description/profile	<p>True Jesus Church is a revised apostolic church located on St Andrew's Street in central Manchester. The church organises religious education classes for children, bible study classes and gospel classes. The church has a regular congregation of approximately 40 people, the majority of whom are from Chinese ethnic backgrounds, but can attract up to 100 visitors.</p> <p>Congregants travel from across Manchester and the North West, including Liverpool, Warrington, Leeds and Yorkshire.</p>
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	<p>Impact: True Jesus Church is located within the land required for the construction of the Piccadilly approach viaduct. True Jesus Church will be demolished and permanently lost.</p> <p>Duration of impact: permanent</p>
Assessment of magnitude	High: the resource will be permanently lost
Relevant receptors	Users of the church
Assessment of sensitivity of receptor(s) to impact	High: the church is used by a predominantly Chinese community. There are no comparable alternative churches within Manchester city centre. The nearest alternative revised apostolic/ True Jesus Church is in Newcastle, approximately 230 km from Manchester.
Significance rating of effect	Major adverse effect which is significant due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	HS2 Ltd is continuing to engage with owners and operators of True Jesus Church to identify reasonably practicable measures to help mitigate the likely significant effects identified in this assessment.
Residual effect significance rating	Major adverse effect which is significant

2.11 Totem Gymnastics in Aldow Enterprise Park

Table 11: Totem Gymnastics in Aldow Enterprise Park community impact assessment record sheet

Resource name	Totem Gymnastics in Aldow Enterprise Park
Community area	MA08: Manchester Piccadilly Station
Resource type	Community facility
Resource description/profile	Totem Gymnastics runs gymnastics classes for children after school during the week and during the day on Saturdays. It also offers soft play sessions for toddlers and gymnastics classes for children with autism.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: Totem Gymnastics is located within the land required for the construction of the Piccadilly approach viaduct. Totem Gymnastics will be demolished and permanently lost. Duration of impact: permanent
Assessment of magnitude	High: the resource will be permanently lost
Relevant receptors	Children who attend classes at Totem Gymnastics
Assessment of sensitivity of receptor(s) to impact	High: the club is for toddlers and children and has specific classes for children with autism. The nearest alternatives are in Salford and Droylesden.
Significance rating of effect	Major adverse effect which is significant due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	HS2 Ltd will engage with owners and operators of Totem Gymnastics identify reasonably practicable measures to help mitigate the likely significant effects identified in this assessment.
Residual effect significance rating	Major adverse effect which is significant

2.12 Cloud Aerial Arts in Aldow Enterprise Park

Table 12: Cloud Aerial Arts in Aldow Enterprise Park community impact assessment record sheet

Resource name	Cloud Aerial Arts in Aldow Enterprise Park
Community area	MA08: Manchester Piccadilly Station
Resource type	Community facility
Resource description/profile	Cloud Aerial Arts offers aerial, circus, acrobatic and dance classes for adults. Classes run throughout the week.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: Cloud Aerial Arts is located within the land required for the construction of the Piccadilly approach viaduct. Cloud Aerial Arts will be demolished and permanently lost. Duration of impact: permanent
Assessment of magnitude	High: the resource will be permanently lost
Relevant receptors	People who attend classes and courses at Cloud Aerial Arts.
Assessment of sensitivity of receptor(s) to impact	High: Cloud Aerial Arts offers a range of classes and there are no comparative alternatives that offer the same mix of classes within Manchester.
Significance rating of effect	Major adverse effect which is significant due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	HS2 Ltd will engage with owners and operators of Cloud Aerial Arts to identify reasonably practicable measures to help mitigate the likely significant effects identified in this assessment.
Residual effect significance rating	Major adverse effect which is significant

2.13 CrossFit Ancoats in Aldow Enterprise Park

Table 13: CrossFit Ancoats in Aldow Enterprise Park community impact assessment record sheet

Resource name	CrossFit Ancoats in Aldow Enterprise Park
Community area	MA08: Manchester Piccadilly Station
Resource type	Community facility
Resource description/profile	CrossFit Ancoats offers classes seven days a week. It serves Ancoats, New Islington, and Beswick.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: CrossFit Ancoats is located within the land required for the construction of the Piccadilly approach viaduct. CrossFit Ancoats will be demolished and permanently lost. Duration of impact: permanent
Assessment of magnitude	Medium: the resource will be permanently lost
Relevant receptors	Users of the gym
Assessment of sensitivity of receptor(s) to impact	Low: the gym has specialist equipment for cross training. There are two comparable alternatives in the north and to the south-west of Manchester.
Significance rating of effect	Moderate adverse effect which is significant due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	HS2 Ltd will engage with owners and operators of CrossFit Ancoats to identify reasonably practicable measures to help mitigate the likely significant effects identified in this assessment.
Residual effect significance rating	Moderate adverse effect which is significant

2.14 Straight Blast Gym (SBG) Manchester on Sheffield Street

Table 14: SBG Gym on Sheffield Street community impact assessment record sheet

Resource name	SBG Gym on Sheffield Street
Community area	MA08: Manchester Piccadilly Station
Resource type	Recreational facility
Resource description/profile	The gym offers drop-in classes in mixed martial arts, Brazilian jiu jitsu, boxing, kickboxing, fitness and self-defence.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: SBG gym is located on Sheffield Street which provides the only access to the gym. Construction of the Piccadilly Station viaduct will require the permanent closure of Sheffield Street. This means that there will be no pedestrian or vehicular access to the gym. The road closure will affect its ability to operate from its current premises and the gym will close. Duration of impact: permanent
Assessment of magnitude	High: the resource will be permanently lost
Relevant receptors	Users of the SBG Manchester
Assessment of sensitivity of receptor(s) to impact	Low: several gyms and exercise centres are available and accessible from the SBG Gym, such as BLOK Manchester, Anytime Fitness Manchester and Frontline Fit Performance Centre. However, these do not offer the same mix specialist classes.
Significance rating of effect	Moderate adverse effect which is significant due to loss of resource
Proposed mitigation options for significant effects	HS2 Ltd is continuing to engage with owners and operators of SBG to identify reasonably practicable measures to help mitigate the likely significant effects identified in this assessment.
Residual effect significance rating	Moderate adverse effect, which is significant

2.15 Mancunian Boxing Club on North Western Street

Table 15: Mancunian Boxing Club community impact assessment record sheet

Resource name	Mancunian Boxing Club on North Western Street
Community area	MA08: Manchester Piccadilly Station
Resource type	Recreational facility
Resource description/profile	Mancunian Boxing Club on North Western Street offers training opportunities for both competitive and beginner boxers. The boxing club is a not-for-profit organisation with all of its funds raised from box club sessions, training fees, and the community boxing and health shop.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: vehicular access to Mancunian Boxing Club will be temporarily restricted while new access routes are established (likely between 1 and 3 days). Current access from Chancellors Lane and the A635 Mancunian Way will be permanently closed. New access routes will be established from Union Street. Pedestrian access will be maintained throughout construction. Duration of impact: permanent
Assessment of magnitude	Negligible: pedestrian access will not be affected. Vehicular access is disrupted for a very short amount of time.
Relevant receptors	Users of the Mancunian Boxing Club
Assessment of sensitivity of receptor(s) to impact	Low: there are other alternative gyms available in the city centre. These are BLOK Manchester and Anytime Fitness Manchester.
Significance rating of effect	Negligible effect which is not significant
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Negligible effect which is not significant

2.16 Frontline Fit Performance Centre on North Western Street

Table 16: Frontline Fit Performance Centre community impact assessment record sheet

Resource name	Frontline Fit Performance Centre on North Western Street
Community area	MA08: Manchester Piccadilly Station
Resource type	Recreational facility
Resource description/profile	Frontline Fit Performance Centre on North Western Street offers a range of personal training programmes for individuals and groups. It also offers nutritional assessments, online exercise programmes and infrared sauna therapy.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: the section of North Western Street that the gym is located on will be permanently closed to the public to provide access to the Piccadilly Station viaduct via a new Network Rail access ramp and for the Fairfield Street diversion. There are no alternative access points to the gym. The gym will be physically isolated without access which will affect its ability to operate in its current location and the gym will close. Duration of impact: permanent
Assessment of magnitude	High: the gym will be permanently lost
Relevant receptors	Users of Frontline Fit Performance Centre
Assessment of sensitivity of receptor(s) to impact	Low: there are other alternative gyms available in the city centre. These are BLOK Manchester and Anytime Fitness Manchester.
Significance rating of effect	Moderate adverse effect which is significant due to loss of resource
Proposed mitigation options for significant effects	HS2 Ltd is continuing to engage with owners and operators of Frontline Fit Performance Centre to identify reasonably practicable measures to help mitigate the likely significant effects identified in this assessment.
Residual effect significance rating	Moderate adverse effect which is significant

3 Community impact assessment record sheets – operation

3.1.1 No community impacts have been identified for the operation phase.

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