

10. Cumulative Effects and Conclusions

10.1.1 This chapter provides a summary of the findings of the Environmental Compliance Report and the extent to which these differ from the 2019 ESA. It also considers the potential for changes to the effect interactions assessment and summarises the cumulative effects assessment.

10.2 Findings of the Environmental Compliance Report

10.2.1 This report considers the implications of the following, set out in **Chapter 1** of this report for the findings of the 2019 ESA:

- The amended construction programme; and
- The confirmed details of Plot 1 of the Proposed Development.

10.2.2 **Table 10.1** lists the assessment chapters in the 2019 ESA and highlights any effects that would be materially different, as well as any further mitigation that would need to be secured beyond that identified in the 2019 ESA.

Table 10.1 – Material Changes to Residual Effects arising from the Plot 1 RMA

2019 ESA Chapter topic	Detailed consideration in this ECR?	Implications of the construction programme and confirmed details of Plot 1	Change in significance of effect	Additional mitigation
Waste and Recycling	No	No implications	None	None required.
Socio-economics	No	Confirmation of Plot 1 commercial floorspace, but no change in overall minimum/maximum floorspace.	None	None required.
Ground conditions and Contamination	No	No implications	None	None required.
Traffic and Transport	Yes	Change in construction programme, shortened construction programme duration, increase in peak construction trips, earlier opening year.	None	None required.
Wind Microclimate	Yes	Detailed massing of Plot 1	None	Planters at Level 6 terraces and planters/trees at Level 12 terrace.
Daylight, Sunlight and Overshadowing	Yes	Detailed massing of Plot 1	None	None required.
Air Quality	Yes	Change in construction programme, shortened	None	None required.

2019 ESA Chapter topic	Detailed consideration in this ECR?	Implications of the construction programme and confirmed details of Plot 1	Change in significance of effect	Additional mitigation
		construction programme duration, increase in peak construction trips, earlier opening year.		
Noise and Vibration	Yes	Change in construction programme, shortened construction programme duration, increase in peak construction trips, earlier opening year.	None	None required.
Water Resources, Drainage and Flood Risk	No	No implications	None	None required.
Archaeology	No	No implications	None	None required.
Built Heritage	Yes	Confirmation of anticipated visual appearance for Plot 1.	None	None required.
Ecology	No	Confirmed landscaping for Plot 1, however no change to landscape strategy associated with the wider Proposed Development.	None	None required.
Climate Change Mitigation and Adaptation	No	Confirmed likely greenhouse gas emissions associated with construction and operation of Plot 1, however no change to overall greenhouse gas emissions associated with the Proposed Development.	None	None required.
Townscape and Visual Impact Assessment	Yes	Confirmation of anticipated visual appearance for Plot 1	None.	None required.

10.3 Cumulative Effects

10.3.1 The cumulative list of developments has been revised to take into account any committed developments that have come forward since the 2019 ESA, as set out in **Chapter 1 – Introduction Table 1.1**. The inclusion of additional committed developments does not change the findings of the cumulative assessment EIA from the 2019 ESA.

10.4 Effect Interactions

10.4.1 As none of the reported effects have changed, there is no change in the effect interactions reported in the 2019 ESA.

10.5 Conclusions

- 10.5.1 This Environmental Compliance Report supports a Reserved Matters Application (RMA) for Plot 1 of the Bishopsgate Goodsyard redevelopment.
- 10.5.2 It assesses the implications of the confirmed details for Plot 1 set out in the RMA, as well as a proposed shorter construction programme than that assessed in the 2019 ESA.
- 10.5.3 A non-material amendment application (NMA) was submitted in December 2023 which made some minor alterations to the minimum and maximum parameters. This Plot 1 RMA has been brought forward entirely within the floorspace parameters and the maximum and minimum parameters as amended by the NMA.
- 10.5.4 Detailed consideration has been given to a subset of the environmental topics assessed in the 2019 ESA, namely traffic and transport, air quality, noise and vibration, climate change, daylight and sunlight, townscape and visual impact, built heritage and wind microclimate. These topics have been assessed in further detail because they would have the potential to be affected by the reserved matters, particularly with regard to the facades and massing or the amended construction programme.
- 10.5.5 For other topics assessed in the 2019 ESA, such as socioeconomics, archaeology, waste, ecology, ground conditions and water resources, the reserved matters would present limited potential to give rise to any changes to the findings of the 2019 ESA and these have therefore not been considered in detail.
- 10.5.6 This Environmental Compliance Report has found that there are no changes to the findings of the 2019 ESA as a result of the confirmed details of Plot 1 and the change in the construction programme.
- 10.5.7 The list of committed developments considered in the cumulative assessment has been updated to reflect the submitted and consented planning applications as of 2023. There are no changes to the findings of the cumulative assessment from those presented in the 2019 ESA.