

Chapter 13: Summary and Conclusions

INTRODUCTION

- 13.1** This ES Addendum chapter summarises the conclusions of the 2024 ES Addendum for the Amended Proposed Development, in addition to providing an overview of the updates to the December 2023 ES – **ES Volume 1, Chapter 13: Effects Interactions, Chapter 14: Likely Significant Effects** and **Chapter 15: Environmental Management, Mitigation and Monitoring Schedule**.

ES CHAPTER 13: EFFECTS INTERACTIONS

- 13.2** All effects interactions reported in the December 2023 ES remain valid and unchanged. No additional effect interactions have been identified within this 2024 ES Addendum.

ES CHAPTER 14: LIKELY SIGNIFICANT EFFECTS AND CONCLUSIONS

- 13.3** The majority of the likely significant effects determined within the December 2023 ES remain valid and unchanged. There are no changes or additions to the significant effects concluded during the deconstruction and construction phase.
- 13.4** Changes to significant effects were identified once the Amended Proposed Development is completed and operational. These changes relate to the topic of Daylight, Sunlight Overshadowing and Solar Glare only.
- 13.5** There are no changes to the identified cumulative schemes set out in the December 2023 ES and therefore these effects and conclusions remain valid.

Daylight, Sunlight, Overshadowing and Solar Glare

- 13.6** For daylight, the effect of the Amended Proposed Development on 175 Drummond Street would be reduced from 'Minor to Moderate Adverse' (**Significant**) in the December 2023 ES to 'Negligible' (Not Significant) in the 2024 ES Addendum.
- 13.7** Further changes between the assessment of the Proposed Development and the Amended Proposed Development were identified, however these changes did not impact the significance of the effects stated (all effects remain Not Significant)

CHAPTER 15: ENVIRONMENTAL MANAGEMENT, MITIGATION AND MONITORING SCHEDULE

- 13.8** The mitigation measures detailed within the December 2023 ES remain valid and should also be applied for the Amended Proposed Development, with the exception of the wind microclimate mitigation measures which are superseded by those detailed below.
- 13.9** The following wind microclimate mitigation measures have been included as part of the Amended Proposed Development to ensure that external spaces are suitable and safe for their intended use for future occupant / users of the Amended Proposed Development:
- South-east corner:
 - No. 1 raised planter (1.2m) circling the column at the south-east corner including:
 - 1m tall shrubs across the whole planter;
 - South-west corner:
 - Landscaped stairs along the western façade;
 - No.5 planters:

- North raised planter: mounded to 1.5m tall with No. 6 deciduous trees 3-5m tall & No. 1 evergreen tree 6m tall;
 - North-west planter: mounded to 2m tall with No. 8 deciduous trees 3-5m tall & No. 2 evergreen tree 6m tall;
 - West planter: mounded to 2m tall with No. 9 deciduous trees 3-5m tall & No. 2 evergreen tree 6m tall;
 - South-west planter: mounded to 1.5m tall with No. 3 deciduous trees 3-5m tall & No. 1 evergreen tree 6m tall; and
 - South planter: mounded to 1m tall with No. 4 deciduous trees 3-5m tall & No. 2 evergreen tree 6m tall.
- Brock Street (north road on site)
 - No. 3 planters:
 - Western raised planter: mounded to 1.5m tall with No. 7 deciduous trees 3-5m tall & No. 1 evergreen tree 8.5m tall;
 - Northern raised planter: mounded to 1m tall with No. 5 deciduous trees 3-5m tall & No. 1 evergreen tree 6m tall; and
 - Eastern level planter: No. 1 evergreen tree 10m tall.

- 13.10** Furthermore, a temporary porous screen is required on the north-west balcony on Level 26, while a solid screen is required on the south-west balcony on Level 11.

- 13.11** An existing off-site tree located along Euston Road will also be retained, or replaced if removed, in order to achieve the wind conditions reported within **ES Addendum Volume 1, Chapter 11: Wind Microclimate**.

- 13.12** All remaining mitigation and monitoring measures set out within the December 2023 ES – **ES Volume 1, Chapter 15: Environmental Management, Mitigation and Monitoring Schedule** remain valid.

CONCLUSIONS

- 13.13** This 2024 ES Addendum has considered whether the Amended Proposed Development as a whole is likely to give rise to any new or materially different significant environmental effects or change any of the conclusions of the December 2023 ES.
- 13.14** The Amended Proposed Development would not result in a likely significant daylight effect at 175 Drummond Street, as previously anticipated from the December 2023 ES. While some additional changes in magnitude of effects were identified, none of these introduced new or different significant effects.
- 13.15** All other technical assessments have shown no change in the significance of effects concluded within the December 2023 ES, as a result of the Proposed Amendments.