



**MANCHESTER
CITY COUNCIL**

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Ms Jemma Brabrook,
Deloitte,
2 Hardman Street,
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M3 3HF

Date: 9th April 2021

Your ref:

Our Ref: SMW/

Dear Sirs,
Town and Country Planning Act 1990

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 2017 (as amended) (the EIA Regulations)

FORMAL FOR ENVIRONMENTAL IMPACT ASSESSMENT 'SCOPING OPINION'
UNDER PART 4 REGULATION 15

Site of the former Jacksons Brickworks. Land bounded by Ten Acres Lane , the
Rochdale Canal and Mitchell Street, Newton Heath, Manchester

I write to you regarding the above proposal, and Environment Impact Assessment (EIA) Jackson's Brickworks Redevelopment– Screening and Scoping Report. Prepared by Deloitte Real Estate on the behalf of Nuvu Investments Ltd. February 2021. e-mails dated, 11th February 2021 (with updated view points), 17th March 2021 , and 7th April 2021.

I write in connection with a formal request for a scoping opinion in relation to the proposed redevelopment of the site for residential and educational purposes (circa 900 homes and a secondary school) on the former Jacksons Brickworks site at Ten Acres Lane.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require that any proposed development falling within the description of a 'Schedule 2 development' within the meaning of the EIA Regulations, will be subject to an EIA where

such development is likely to have ‘significant’ effects on the environment by virtue of such factors as its nature, size or location (Regulation 4(2)).

The Proposed Development falls under the category of “Infrastructure Projects – Urban Development Projects” (Schedule 2, 10, (b)) as described in the Regulations. The applicable threshold above which EIA is likely to be required is (i) the development includes more than 1 hectare of urban development which is not dwellinghouse development; or (ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares.

The indicative thresholds and criteria state that: “In addition to the physical scale of such developments, consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development Jackson’s Brickworks Redevelopment 3 is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination”.

The Site covers an area of approximately 19.1 ha, which exceeds the threshold in relation to parts (iii) listed in Schedule 2, 10, (b) of the Regulations. In addition, given the nature of the proposals in regard to the development of the Site, and the number of residential units proposed, an EIA is considered appropriate to test the likely significant effects of the proposed development.

It is acknowledged that the applicant therefore intends to submit an Environmental Statement (ES) in support of the planning application, but seeks to scope out certain matters, which are detailed later in the correspondence below.

I can confirm that the scope of the proposed Environmental Impact Statement (EIA) outlined in your submitted Environmental Impact Assessment Screening and Scoping report dated February 2021 is generally satisfactory to the local planning authority. However, as a result of consultation with statutory consultees some additional areas of work are expected to form part of any supporting information to accompany the planning application. This letter also confirms the matters within part 4 of Regulation 15 to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that need to be covered within the Environmental Statement.

The remainder of this letter will set out those matters within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 relating to the content of Environmental Statements, followed by issues that the statutory consultees have raised.

Townscape and Visual Impact

I have noted that this chapter of the Environmental Statement will assess the likely townscape and visual impacts of the Proposed Development on the Site and surrounding area. This Chapter will also describe the methods used to assess these impacts, the existing baseline conditions, the proposed mitigation measures required to prevent, reduce or offset any significant negative impacts and the likely residual impacts after these methods have been adopted. Cumulative townscape and visual effects will also be considered. It is considered that the approach taken in regard to potential impacts in relation to Townscape and Visual Impact and the proposed development for residential and educational purposes, following submission of the additional viewpoints forwarded for consideration on 11th February 2021 in the assessment, appear to be reasonable.

Traffic and Transportation

It is noted that the Environmental Statement (ES) chapter will provide a framework for the assessment of the environmental impact of the proposal to develop up to 900 residential dwellings and a secondary school on the site of the former Jacksons Brickworks in Newton Heath, Manchester. Also, that given the urbanised location of the site, the potential environmental receptors affected by the traffic generated by the development proposals would be local residents and the users of local highway network surrounding the site. Furthermore, that these users would include vehicles drivers, pedestrians and cyclists, and that these users would tend to be affected by the different environmental impacts in different ways.

It is acknowledged that you propose that the ES chapter will identify the sensitivity of each individual receptor and provide separate assessments on the scale of impact, and that this assessment will take into consideration how long an affect will impact individual receptors, and form a conclusion as to whether the level of impact identified would be considered acceptable following the implementation of mitigation measures.

The approach to Traffic and Transportation is considered to be reasonable.

Noise and Vibration

Your confirmation that as part of the ES, the noise and vibration assessment will include consideration of both the construction and operational phases of development and will take into account current Planning Policy and Guidance is noted. In addition, that potential noise and vibration issues that will be addressed as part of the assessment, will include:

- Noise and vibration impacts, from earthworks and construction phases associated with the proposed development, on existing sensitive receptors in the immediate vicinity of the site;
 - Noise impacts from vehicle movements associated with the proposed development once it is operational, on existing and proposed sensitive receptors;
 - Cumulative noise impacts, from vehicle movements, on existing and proposed sensitive receptors; Jackson's Brickworks Redevelopment;
 - Noise impacts from existing sources on proposed sensitive receptors; and
 - Proposed commercial noise impacts on existing and proposed sensitive receptors;
- is acknowledged

There are noise sensitive receptors to the north, east, and south of the site, with some receptors directly adjacent to the site boundary, and as such there is the potential for noise and vibration from the operation of plant , and vehicle movements during the construction stage remediation stage to impact the existing sensitive receptors surrounding the site. It is considered that the approach being undertaken in respect of the noise and vibration assessment measures proposed for this development appears to be reasonable.

It is accepted that potential noise and vibration impact during the construction phase of development can be controlled through a Construction Environmental Management Plan (CEMP), provided that the CEMP sets-out fully detailed mitigation measures which may be required to reduce the propagation of noise and vibration, from site activities, both within and outside of the site boundary.

Air Quality

Your confirmation that the this chapter will set out the proposed methodology for assessing potential effects on air quality is noted . Furthermore, that this will relate primarily to issues of:

- Nuisance dust and fine particulate matter, during construction of the proposed development, at existing sensitive receptors in the vicinity of the development site;
- Road traffic emissions, during operation of the proposed development, at existing sensitive receptors in the vicinity of the development site; and
- Air quality, at locations where sensitive land uses are proposed, within the development site; is also noted.

This information, together with the submitted method of assessment and the commitment to liaise with the Council's Environmental Health officers is considered to be a suitable approach.

It is considered that the proposed development has the potential to cause nuisance through the generation of dust emissions during the construction stage of the development of the site , but that such impacts would be localised and measures could be conditioned to safeguard nearby sensitive receptors

A Construction Environmental Management Plan (CEMP) will be required , however to accompany any planning application which sets-out fully detailed mitigation measures which may be required to reduce the propagation of dust from site activities.

Ground Conditions

Your confirmation that the chapter in the ES relating to ground conditions will include assessment of the subsurface ground conditions beneath the site that may potentially impact upon and be impacted by the proposed development, including an assessment of general ground conditions, the potential presence of contamination and the possibility of ground instability, is acknowledged.

It is noted that the scoping report has been written following a review of publicly available third-party reporting and Wardell Armstrong (WA) reporting and includes the following:

- Celtic Technologies Ltd: "Desk Study, Ten Acres Lane, Newton Heath, Greater Manchester"(report ref: R1077/06/2958) dated July 2006.
- Celtic Technologies Ltd: "Interpretative Report, Former Jackson's Brickworks, Ten Acres Lane, Newton Heath, Greater Manchester" (report ref: R1077/08/3328) dated February 2008.
- WA LLP: "Factual Site Investigation Report, Land Between Ten Acres Lane and Mitchell Street, Newton Heath, Manchester" (report ref: SH12254 RPT-001) dated July 2019.

- WA LLP (June 2020), Land at Ten Acres Lane, Newton Heath, Gap Analysis and Indicative Scope of Further Works;
- WA LLP (December 2020), Land at Ten Acres Lane, Newton Heath, Outline / Preliminary Remediation Strategy;
- WA LLP (December 2020) Draft Combined Phase I Preliminary Risk Assessment and Phase II Ground Investigation Report.

It is acknowledged that the assessment will consider historical development previously on the site, the geology beneath the site, hydrogeology, hydrology, the site's previous use as a historic landfill, mining, unexploded ordnance, Japanese Knotweed, ground conditions, ground water conditions, contamination, ground gas, and vapours.

Furthermore that you have identified the potential receptors as including:

- Human health – current site users, future site users, construction workers, and the general public / adjacent site users (includes residential properties and the school to the south).
- Controlled waters – groundwater within superficial Secondary A and Secondary Undifferentiated Aquifers, groundwaters within bedrock Principal
- Aquifer and Secondary B Aquifer and surface waters (Rochdale Canal). Groundwater within the deeper Principle Aquifer is considered to be the most sensitive groundwater receptor.
- Buildings / infrastructure (new and existing buildings, infrastructure and services).

It is considered that the approach taken in regard to potential impacts in relation to ground conditions and the proposed development in the assessment appears to be reasonable, subject to the assessment being carried out in line with the latest EA guidance for Land Contamination: Risk Management (LCRM), and not the June 2019 version of the LCRM which has been superseded. Also, following other observations by the Environment Agency in regard to the wording of section 5.98, the statement within this section should be updated to reflect, that in most circumstances it is the riparian owner who has responsibility for the maintenance of the boundary/interface with a 'main river' watercourse.

Water Resources, Flood Risk and Drainage

I have noted that it is proposed that this chapter of the report produced will consider the scope of likely impacts upon the potential impact the site has on the hydrology during the construction (temporary) and operational (permanent) stages, and will identify any requirement for mitigation. It is also noted the use of the term 'hydrology' in this case would include risks associated with surface water and drainage and further includes an assessment of flood risk from all sources of flooding, namely:

- Tidal (flood risk from the sea)
- Fluvial
- Surface water
- Groundwater
- Artificial Sources (sewers, reservoirs and canals)

It is acknowledged that due to the size of the site being in excess of 1Ha, a Flood Risk Assessment is required to support the planning application in line with NPPF guidance, and that surface water management is also a key consideration at the site with regards to both surface water and water quality control.

It is further noted that the development site is situated in the catchment of the River Medlock, which is located approximately 600m south of the site. The Site is located within Flood Zone 1 which is categorized by the Environment Agency as land assessed as having less than a 1 in 1,000 annual probability of river flooding (1% – 0.1%). Therefore, that the site is an area identified by the Environment Agency as at low risk of flooding from rivers and streams.

It is noted that an initial desktop analysis of data and a site walkover survey have been undertaken to inform the scoping study, with further data to be collected as part of a Flood Risk Assessment (FRA) report, and that the assessment should identify and assess the risks of all forms of flooding to and from the proposed scheme. Furthermore, that a hydrological assessment will be undertaken to establish local drainage catchments and overland flow routes.

The key issues you have identified in relation to hydrology and flood risk as a result of the proposed development comprise the following (during the construction and operational phases):

- Possible surface water pollution during the construction and operational phases;
- Effect on surface water attributes, including water quality;
- Increased on and off-site surface flood risk;
- Impact on the public drainage network (foul and surface water), both in terms of water quality and capacity; and
- Assessment of cumulative impacts where relevant; are acknowledged.

It is considered that the approach taken in regard to potential impacts in relation to Water Resources, Flood Risk and Drainage and the proposed residential and educational development in the assessment appear to be reasonable.

Ecology

I have noted that it is proposed that the assessment produced will consider the scope of likely impacts upon the potential ecological receptors, resulting from the proposed residential and educational development (circa 900 homes and a secondary school) of land at the former Jackson's Brickworks site between Ten Acres Lane and Mitchell Street, Newton Heath. Furthermore that the assessment will consider all land within the Application Boundary (Site), with appropriate survey/data radii being applied for relevant species groups/ taxa, and will set out the surveys undertaken to date, how the baseline has been informed, and what methodology will be used for the impact assessment.

It is further noted that the planning application which this scoping opinion relates to, would follow the remediation of the site, which is being assessed via a separate planning application. Also the proposed remediation works would involve the loss of vegetation cover, although at present the assessment is based on the current condition of the site in its vegetated state.

Also that ecological surveys have been undertaken and are supported by the baseline reports listed below:

- ☐ Ecological Assessment (TEP 2020) (including Extended Phase I Habitat Survey and Desk Study);
- ☐ Baseline Aquatic Macrophyte Survey (Goldsmith Ecology 2020);
- ☐ Bat Survey Report (TEP 2020);
- ☐ Breeding Bird Survey (TEP 2020); and
- ☐ Reptile Survey Report (TEP 2020);

and that in addition, TEP have prepared a report on Biodiversity Net Gain opportunities including analysis of biodiversity losses/gains via the DEFRA Metric v 2.0 and this report has been informed by the preliminary layout.

It is also noted that you have identified that the key receptors to be considered in the Ecology Chapter of the Environmental Statement are:

- ☐ Rochdale Canal SAC/SSSI and Hollinwood Branch Canal SSSI.
- ☐ Woodland and grassland habitats.
- ☐ Bats. No roosting bats or suitable habitats were recorded, however the site supports foraging bats.
- ☐ Breeding birds. A range of widespread species were recorded during the surveys.
- ☐ Reptiles: A small population of slow worm *Anguis fragilis* has been identified in the western grassland parts of the site.
- ☐ Invasive non native species (INNS): Japanese knotweed *Reynoutria japonica* and pontic rhododendron *Rhododendron ponticum* are present within the woodland on site, with Nuttall's waterweed *Elodea nuttallii* and New Zealand pygmyweed *Crassula helmsii* recorded from the survey of the adjacent Rochdale Canal;

and in terms of assessment of impacts these will be considered in both construction and operation phases of the proposed development. Furthermore, that construction impacts will include initial habitat clearance although the details of the remediation aspects will not be discussed as these are covered in the earlier planning application. The operational impacts being defined as being those arising from the presence of housing, roads and infrastructure as well as the presence of residents.

It is further noted that the likely construction phase impacts have been identified as follows:

- ☐ Loss of vegetated habitats due to clearance, prior to extensive remediation.
- ☐ Bats: loss of foraging/commuting habitat and disturbance.
- ☐ Birds: Loss of nesting habitat and incidental loss of active nests.
- ☐ Slow worm: Incidental harm during Site clearance.

With the likely operational phase impacts identified as :

- ☐ Incidental pollution of the Rochdale Canal (from vehicles etc).
- ☐ Recreational pressure on the Rochdale Canal.
- ☐ Bats: impact of street and security lighting on key foraging habitats.

It is considered that the approach taken in regard to potential impacts in relation to Ecology and the proposed development in the assessment appear to be reasonable. However, following the observations by Natural England in relation to Section 5.138 of the submitted EIA Screening and Scoping Report (Deloitte Real Estate, February 2021), it is considered that further information is needed about water supply and consideration of how surface water during the developments construction and operational phase will be managed in order to be able to conclude that would be no adverse effects on the site.

Socio Economic

Your confirmation an assessment of the policy context in which investment will be delivered, consideration of baseline conditions, methods used to assess the effects, review of local service provision and the potential effects of the proposed development during both its construction and operational phases has been acknowledged.

Furthermore, that the socio-economic impact chapter will include a review of baseline conditions including:

- ☐ Population
- ☐ Employment and GVA
- ☐ Housing
- ☐ Local Authority Income Effects
- ☐ Education
- ☐ Healthcare
- ☐ Open space and recreational facilities
- ☐ Crime

It is considered that the approach taken in regard to potential impacts in relation to Socio Economic matters, and the proposed development in the assessment appear to be reasonable.

Matters to be Scoped Out of the EIA

Archaeology

It is acknowledged that previous archaeological desk based assessment (DBA) carried out for the site in connection with the outline planning application for up to 500 residential dwellings on the former Jacksons Brickworks site at Ten Acres Lane, (where the future development would require excavation below the existing ground surfaces, such as within new building footprints and areas of landscaping, direct impacts upon buried heritage assets would be likely), considered that many of these potential impacts may be avoided by sympathetic design, and therefore heritage assets should be considered as soon as possible during the detailed design stage.

It is further noted that it is proposed that further investigations should be undertaken to evaluate the areas of archaeological potential, and details of these investigations should be agreed with GMAAS in advance of a detailed planning application, but in general terms should seek to clarify the nature of any archaeological remains that may exist within the proposed development site and to enable appropriate mitigation measures to be agreed if required.

Greater Manchester Archaeological Advisory Service has advised that the Screening and Scoping Report (February 2021) references an archaeological desk based assessment undertaken for this site in 2012 in paragraph 3.6, and that this has been reviewed by them in discussion with Wardell Armstrong (the applicants representative in regard to ground conditions). The conclusion by GMAAS that the Desk Based Assessment and its identification of areas of archaeological sensitivity requiring further investigation are still valid. It is also noted that next stage (paragraph 3.7 in the report) will be to evaluate these areas through archaeological trial trenching prior to a detailed planning application being submitted. This approach is considered acceptable. Therefore, on the basis of this approach and the archaeological desk based assessment previously undertaken at this site, archaeology can be scoped out of the EIA.

Climate Change

Your confirmation that the proposed development may have an impact on climate change during the operational phase of the development through the emission of greenhouse gasses, and that sustainability measures have informed the design process from the outset, including climate change mitigation and energy usage have been noted. Furthermore, you have confirmed that an Energy Strategy and Environmental Standards Statement would be submitted alongside the planning application, outlining this process in greater detail including an assessment of the energy efficiency of the building and use of low carbon technologies.

This site is located within Flood Zone 1 and a Critical Drainage Area. It is noted that the planning application would be accompanied by a Flood Risk Assessment which would fully consider the effects of climate change.

On the basis of the nature of the proposed works, the documentation to accompany the planning application, this topic is scoped out as a stand alone chapter of the Environmental Statement, provided that the proposed development's effects on climate change and climatic factors for individual topics will be considered within the relevant chapters of the Environmental Statement.

Electronic Interference

Your confirmation that the proposed that the proposed residential and educational development would be low-rise and does not incorporate any tall buildings, it is accepted that the proposed built form on the site would not be of a scale that would give rise to impacts on televisual or telephonic transmissions. I can therefore confirm this topic is scoped out of the EIA as significant effects are not likely.

Human Health

It is acknowledged that the proposed development is located in an urban environment, with the surrounding land uses characterised by residential and industrial uses. Your confirmation that there will be some short-term impacts to human health during the construction phase with the potential for accidental spillages, dust and noise and vibration, and that these will be considered and mitigated as part of a Construction Environmental Management Plan submitted with the application, together with the chapter on Noise and Vibration, and a standalone Air Quality Assessment has been noted.

Furthermore, it is acknowledged that the nature and use of the proposed development is not anticipated to have likely significant environmental impacts on health during the operational phase.

It is considered that the redevelopment of the site for residential and educational purposes is not of a type or scale which is likely to give rise to significant effects on human health, and this topic is therefore scoped out of the EIA, on the basis that each Environmental Statement Chapter will consider potential impacts on human health as part of their assessment.

Daylight, Sunlight, and Overshadowing

Your confirmation that the proposed development will be low-rise and does not propose any tall buildings has been noted. Furthermore, it is noted that the proposed built form on the site will not be of a scale that would give rise to impacts on local receptors in terms of daylight, sunlight, light pollution and solar glare. As such this topic can be scoped out of the EIA as significant effects are not likely.

Heritage

It is acknowledged that the site does not include any designated areas afforded special protection including Listed Buildings or Conservation Areas, with the nearest Conservation Area being Newton Heath Conservation Area located 1km to the south east of the Site, and the nearest Listed Building is the Grade II Church of St Wilfrid and St Ann located about 200m to the north of the site.

Given the distance of the heritage assets from the site and the scale of works proposed, it is therefore considered that the proposed development works would not have any physical impacts on the surrounding listed buildings or other heritage assets, and heritage impacts can be scoped out of the EIA.

Wind Microclimate

Your observations that a safe and comfortable wind climate is integral to the success of any development, and that buildings that are at least 50% taller than the adjacent surroundings, or in very exposed locations, may generate wind acceleration at ground level which could result in discomfort or safety issues to pedestrians is acknowledged. Your confirmation that the proposed development will be low-rise and does not propose any tall buildings, and will be of similar height to the surrounding buildings is noted.

Furthermore, that you are of the view that the proposed development will not be of a scale that would give rise to impacts on local receptors in terms of wind microclimate is also noted. On the basis of this information this topic is scoped out of the EIA , on the basis that significant effects are not likely.

Regulation 15 to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017

In addition to the specific comments raised by statutory consultees it is the local planning authority opinion that the Environmental Statement should deal with all those matters contained in Part 4 of Regulation 15 to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017. The details of those matters are set out below.

1. Description of the development, including in particular:

- a. A description of the physical characteristics of the whole development and the land-use requirements during the construction and operational phases;
- b. A description of the main characteristics of the production processes, for instance, nature and quantity of the materials used;
- c. An estimate, by type and quantity, of expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation, etc) resulting from the operation of the proposed development.

2. An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects.

3. A description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between the above factors.

4. A description of the likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the development, resulting from:

- a. The existence of the development;
- b. The use of natural resources;
- c. The emission of pollutants, the creation of nuisances and the elimination of waste, and the description by the applicant of the forecasting methods used to assess the effects on the environment.

5. A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.

6. A non-technical summary of the information provided under points 1 to 5.
7. An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information.

The matters outlined in this letter deal with the scope and content of an Environmental Statement to accompany any planning application submitted for the purposes of residential and educational development on the proposed site (circa 900 homes and a secondary school). The local planning authority would anticipate that other supporting information, such as a Construction Environmental Management Plan (including mitigation measures in relation to air quality, noise and vibration) , ecological assessment (including bat surveys , breeding birds survey , and invasive species report), arboricultural report/ tree survey, ground conditions survey, transport statement , etc would accompany any planning application. Details of the local planning authority's application validation checklist can be obtained on the planning pages of Manchester City Councils website: www.manchester.gov.uk.

The Local Planning Authority would also reserve the right to seek further information in connection with the Environmental Statement as matters arise.

Content of consultee responses

Historic England

Have advised that while it is for the local authority to determine whether an EIA should be prepared for the proposed development, and what this should address, from the information given, they consider that there appears to be minimal impact on the historic environment, and therefore an EIA may not be required in relation to the historic environment. However, they would also recommend that the applicant seeks confirmation from the relevant local authority Historic Environment staff, who can provide an informed local opinion of need. If further information becomes available, which might result in a change to these conclusions, we would like to be informed and provided with that information. This will allow them to consider the matter further, and respond to you as appropriate.

MAG

Have no comments to make in regard to this request for a scoping opinion.

However , in regard to the earlier scoping opinion relating to the remediation works their comments included a note that any plans to incorporate renewable energy into the development would need scrutiny from an aviation perspective, as wind turbines have the potential to interfere with radar systems, and solar photovoltaics can present a glint and

glare hazard to pilots. This matter should be considered if the proposed development would incorporate the referenced renewable energy measures.

Peak and Northern Footpaths Society

Have advised that they do not see any need to add anything to the comments made previously relating to the earlier scoping opinion request at the site, which they advise apply equally to both requests for a Scoping Opinion

Their comments relating to the Scoping opinion request in regard the remediation works at this site are detailed below in italics.

The Screening and Scoping report recognises the existence of public access along the towpath of the Rochdale Canal running along, but outside, the northern boundary of the site. They are concerned that any development on the site should not adversely affect the amenity value of the towpath and should, where possible, aim to improve it. Accordingly, the environmental impact of any development should be considered in the context of ensuring that the towpath has as open aspect as possible, well screened from the development.

In their earlier response to the request for an EIA Scoping Opinion in respect of the site dated 14 January 2021 outlined above they advise they noted that the Screening and Scoping report recognised the existence of public access along the towpath of the Rochdale Canal running along, but outside, the northern boundary of the site, and expressed concern that any development on the site should not adversely affect the amenity value of the towpath and should, where possible, aim to improve it.

They now note that the Planning Statement submitted as part of this application includes commitments to the retention of trees along the northern boundary (e.g. paragraphs 3.22 and 5.28) and to the future provision of vegetation (e.g. in particular, paragraph 5.39 - "Where possible the existing high quality trees adjacent to the canal will be retained and the proposals for redevelopment of the site will re-introduce vegetation along the canal corridor."

They would ask that conditions are attached to any planning consent for the development to protect this aspect of the proposals.

Flood Risk Management

The proposed development is situated within Flood Zone 1 Low Probability from the River Medlock. The Flood Map for Rivers and Sea can be viewed at: <http://maps.environment-agency.gov.uk/>.

The proposed development is generally within an area at low risk of surface water flooding; however there are areas of ponding from surface water. The Flood Map for Surface Water can be viewed at: <http://maps.environment-agency.gov.uk/>.

The proposed development is within an area at low susceptibility to groundwater flooding.

MCC does not hold any recorded incidents of flooding within the site.

The area is situated within the Conurbation Core Critical Drainage Area and in accordance with the Manchester City Council SFRA at least a 50% reduction in surface water runoff should be provided through SUDS as part of any development which is situated on a brownfield site. A restriction to the greenfield 1 in 1 year run-off rate should be used for all greenfield areas.

Surface water management for the site needs to follow the drainage hierarchy:

- Infiltration into ground
- Connection to the watercourse
- Connection to discharge water sewer and as a last resort;
- Connection to the combined sewer.

Presence of Made Ground on site could be suspected. However, site investigation and percolation tests in line with BRE 365 Digest should be undertaken to assess feasibility of infiltration into ground as a method for surface water disposal.

Surface water should be managed to ensure there is no increased surface water from the proposed development and runoff from extreme events should be retained within the site such that the adjacent third party land is not affected.

The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for 'major' planning applications which was introduced on 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS). As per the guidance issued by the Department of Communities and Local Government (DCLG), all 'major' planning applications being determined from 6 April 2015, must consider sustainable drainage systems. Due to the size of the development the restriction for implementing SuDS within the site layout is minimal. We would also recommend that SuDS are drawn up within the site layout at the early stages of design.

The suitability of sustainable drainage systems should be assessed in accordance with paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance for Flood Risk and Coastal Change (<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/>).

Sustainable drainage systems should be designed in line with national Non-Statutory Technical Standards for SuDS (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf) and local policies EN08, EN14 and EN17 of the Core Strategy.

Hydraulic calculations and drawings to support the design need to be provided along with proposed standards of operation and maintenance in accordance with paragraph 081 of NPPF Planning Practice Guidance.

If a new surface water outfall is proposed into the Rochdale Canal then this should be agreed with the Canal and River Trust. Any works within or adjacent to the Rochdale Canal that would affect it would require consent from the Canal and River Trust.

If surface water is to be discharged into a United Utilities sewer this should be agreed in principle with them.

Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime shall be submitted.

United Utilities

United Utilities have advised that they do not comment on Screening or Scoping Requests as the level of information we require in terms of understanding any water or wastewater requirements is likely to only become available once the development proposal is progressed nearer to planning application stage.

Once the appropriate information is available, they will review and recommend any necessary planning conditions at the planning application consultation stage.

They do however, wish to continue to work closely with local authorities and developers alike in a bid to support sustainable development and economic growth. They would encourage potential developers to contact them at the appropriate time for pre-application discussions. Information for their pre-application services for both water and wastewater is available on their website.

Greater Manchester Archaeological Advisory Service

GMAAS have advised their position regarding this site has not changed from their observations on the Deloitte's Screening and Scoping Report (Dec 2020) dealt with archaeology under sections 3.6 to 3.8. They have re-forwarded their earlier comments which are detailed in italics below.

Section 3.6 references an archaeological desk based assessment undertaken for this site in 2012. This has recently been reviewed by Wardell Armstrong and discussed with GMAAS. It is concluded that the DBA and its identification of areas of archaeological sensitivity requiring further investigation are still valid. Section 3.7 considers that the next stage will be to evaluate these areas through archaeological trial trenching prior to a detailed planning application being submitted. GMAAS are satisfied with this approach. Section 3.8 concludes that archaeology can be scoped out of the EIA. GMAAS agree with this, as the archaeology will be of less than national significance and can be removed by development ground works as long as it is record properly first. If the evaluation trenching finds archaeological remains that require a second phase of more detailed, targeted

excavation and recording then this second phase can be secured through a planning condition.

Natural England

Schedule 3(2) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 requires consideration of the selection criteria for Schedule 2 EIA development and identification of 'environmental sensitivity'.

It is Natural England's advice, on the basis of the material supplied with the consultation, that an Environmental Impact Assessment is required.

Natural England considers that this proposal has the potential for adverse effects on Rochdale Canal Special Area of Conservation (SAC)/ Site of Special Scientific Interest (SSSI) and may damage or destroy the interest features for which the site is notified or the purposes of designation and we advise you to consider further whether an Environmental Impact Assessment (EIA) is required.

They note that Section 5.138 of the submitted EIA Screening and Scoping Report (Deloitte Real Estate, February 2021) proposes to scope out further consideration of impacts on Rochdale Canal SSSI/SAC. Natural England would advise at this stage that there is not enough information to conclude no adverse effects on the site and further information is needed, including information about water supply and consideration of how surface water during the developments construction and operational phase will be managed.

Case law and guidance has stressed the need for a full set of environmental information to be available for consideration prior to a decision being taken on whether or not to grant planning permission. Annex A to this letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for this development.

Natural England does not routinely maintain locally specific data on all environmental assets. This development proposal may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an EIA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.

They therefore recommend that advice is sought from ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, landscape, geodiversity and biodiversity receptors that may be affected by the proposed development before determining whether an EIA is necessary.

Should you determine that an EIA is not required in this case, you should ensure that the application is supported by sufficient biodiversity, landscape information and other environmental information in order for you to assess the weight to give these material considerations when determining the planning application

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

They however, also drawn attention to some key points of advice, presented in annex to their letter, and have stated they would expect the final Environmental Statement (ES) to include all necessary information as outlined in Part 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017.

Canal and Rivers Trust

Have advised that based on the information available their substantive response (as required by the Town & Country Planning (Environmental Impact Assessment Regulations 2017 (as amended)) is the following general advice.

The application site is situated immediately adjacent to the Rochdale Canal, a designated SBI in this location, which is connected to the designated SAC/SSSI to the east of the site. There are four locks fronting the site (locks 70, 71, 72 & 73) which, whilst not listed, are associated with the historic use of the canal. There are a number of defined access points from the site onto the towpath which form a part of a national Cycle Network, and the towpath itself accommodates a telecom cable. The Trust is keen to ensure that any potential impacts on the canal corridor and its users are fully identified and appropriately addressed within any Environmental Statement and/or supporting documents accompanying any future planning application.

They would offer the following advice in respect of the specific topic areas identified.

Ground Conditions

Given the site's proximity to the Rochdale Canal there is the potential for contamination and pollution of the canal corridor and we note the recognition given to the canal as a potential receptor in terms of surface water run-off and overland flows, and the need to address and mitigate this.

It is also essential that the structural integrity of canal infrastructure is not put at risk as part of any development proposal, including excavations, earthmoving or vibrations from plant or machinery which could, in the worst-case scenario, result in the failure of the canal. They note that in its consideration of noise and vibration no specific reference is made to the canal and would advise that vibration from site activities may need to be controlled and mitigated dependent upon its nature and proximity to the canal. This could be addressed in a CEMP and/or adherence to the Trust's "Code of Practice for works affecting the Canal & River Trust" details of which can be found here <https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>

Water Resources

They note the consideration to be given to the potential risk to the canal from surface water – pollution, siltation, harm to aquatic ecology, etc. These will need to be fully addressed in a CEMP with appropriate, robust canal protection mitigation measures identified.

Townscape and Visual Impact

They ask that views of and from the development along the site's interface with the canal is fully considered in any future layout, including those of boaters and users of the canal towpath.

Traffic and Transport

Whilst reference is made to pedestrians and cyclists, the use of the towpath is not specifically considered. There are currently a number of defined access points from the site onto the towpath and careful consideration should be given to the proposed developments interface with the towpath in terms of future access to, from and through the site. In addition to the potential increase in use arising from the proposed residential development consideration should also be given to pedestrian and cycle access to the proposed secondary school, including any increased use of the towpath and canal crossings.

The towpath forms part of the National Cycle Network and improvement works are programmed for later this year. Future development should ensure that there is no adverse impact on the towpath and seek to provide for appropriate enhanced access and wayfinding.

Ecology

They note the recognition given to the canal and would advise that whilst the designated SAC/SSSI supports a significant population of the European protected species floating water plantain (*Lurionium natans*) there is also the potential for small populations to be present elsewhere in the canal.

They would be happy to discuss any opportunities to secure biodiversity net gain presented by the canal corridor.

Topics to be Scoped Out.

They note the topics proposed to be scoped out of the Environmental Statement. Heritage is scoped out on the basis that no impact is anticipated on surrounding listed buildings or other heritage assets. They would advise that the canal network and associated infrastructure including locks 70 to 73 adjacent to the site should be considered as non-designated heritage assets and would ask that future development proposals consider any potential impact on these assets and mitigate accordingly through sympathetic layout and design.

Other Matters - They note that para 3.28 refers to consultation with various statutory consultees. This does not include reference to the Canal & River Trust which they feel is disappointing given proximity to and length of frontage with the canal corridor. The Trust is happy to provide free pre-application advice directly to applicants/developers or local planning authorities to provide guidance on planning and design issues relevant to our waterways and matters involving ourselves as landowner such as towpath access and surface water discharge. Further information can be found on their website at: <https://canalrivertrust.org.uk/specialist-teams/planning-and-design/our-statutory-consultee-role/what-were-interested-in/pre-application-advice>

The applicant is advised that works likely to impact the Trust's assets may need to comply with its "Code of Practice for works affecting the Canal & River Trust" details of which can be found here <https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>

Environment Agency

Having reviewed the contents of the Screening and Scoping (S&S) Report February 2021 detailed above they are satisfied, matters within the planning remit of the EA, with proposed scope of the Environmental Statement (ES) to be prepared in support of the development proposal. However, they would note the following clarifications detailed below which should be acknowledged and addressed by the agent/developer. Land Contamination – Superseded Guidance For the purpose of assessing contamination the latest version of EA guidance on the subject should be utilised. Section 5.89 of the S&S report references the EA document 'Land Contamination: Risk Management June 2019 (LCRM)'. This version of the LCRM has been superseded. The latest version of our LCRM (8th October 2020) guidance can be accessed via: <https://www.gov.uk/government/publications/land-contamination-riskmanagement-lcrm>. The latest version of our guidance should also be used for the preparation of any reporting/documentation necessary to fulfill the conditional requirements of 129197/FO/2021.

Riparian Ownership - Clarification

Further to the above, they would also recommend amendment to the wording of section 5.98. as the statement within this section is misleading / incorrect. In most circumstances it is the riparian owner who has responsibility for the maintenance of the boundary/interface with a 'main river' watercourse. Riparian owners can be defined as the person, or people, with watercourses on, next to or under their property. Riparian responsibilities usually lie with the person who owns the land or property but may be the tenant depending upon the agreement in place. They would advise referring to the following gov.uk page: <https://www.gov.uk/guidance/owning-a-watercourse> for further guidance.

I trust this information is helpful to you and adequately details the local planning authority's opinion with respect to the scope of any Environmental Statement produced to support the proposed development. If, however, you require further clarification please do not hesitate to contact Sue Wills.

Yours sincerely,



Derek Jones

Section Planning Manager



Jackson's Brickworks Redevelopment
Environmental Impact Assessment (EIA)
Screening and Scoping Report

February 2021



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1. Introduction

- 1.1. This Environmental Impact Assessment (EIA) Screening and Scoping Report has been prepared by Deloitte Real Estate in support of a Hybrid Planning Application for the proposed redevelopment of land at the Jackson's Brickworks, Ten Acres Lane situated in Newton Heath, East Manchester (the 'Site').
- 1.2. This EIA Screening and Scoping Report is submitted to Manchester City Council ('MCC') on behalf of Nuvu Investments Ltd ('the Applicant'). Nuvu Investments Ltd is a subsidiary of Your Housing Group (YHG).
- 1.3. The Applicant will be submitting a planning application which will seek full planning permission for c.900 new homes and a secondary school.
- 1.4. The term 'Proposed Development' used within this Report refers to all stages of construction and the operation of the development.
- 1.5. This Screening and Scoping report is submitted to Manchester City Council ("MCC") as a request for a Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ("the EIA Regulations"). In accordance with Regulation 15, paragraph 2, this report contains:
 - A plan sufficient to identify the land; and,
 - A brief description of the nature and purpose of the development and of its possible effects on the environment.

Requirements for EIA

- 1.6. The EIA process is the mechanism by which development proposals are appraised in terms of environmental criteria, in addition to socio-economic, engineering and technical considerations. The Environmental Statement (ES) defines the context of the Proposed Development and examines the issues considered pertinent in order that decision-makers can understand the likely significant effects associated with a proposal.
- 1.7. The purpose of the EIA is to establish the nature of the development and the environment on which it is likely to take place to identify likely significant effects on the environment that may arise, by comparing the existing situation at the start of the work (baseline) with the situation once the Proposed Development is in place.
- 1.8. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require that any proposed development falling within the description of a 'Schedule 2 development' within the meaning of the EIA Regulations, will be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of such factors as its nature, size or location (Regulation 4(2)).
- 1.9. The Proposed Development falls under the category of "Infrastructure Projects – Urban Development Projects" (Schedule 2, 10, (b)) as described in the Regulations. The applicable threshold above which EIA is likely to be required is (i) the development includes more than 1 hectare of urban development which is not dwellinghouse development; or (ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares.
- 1.10. The indicative thresholds and criteria state that:

"In addition to the physical scale of such developments, consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development

is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination".

- 1.11. The Site covers an area of approximately 19.1 ha, which exceeds the threshold in relation to parts (iii) listed in Schedule 2, 10, (b) of the Regulations. In addition, given the nature of the proposals in regard to the development of the Site, and the number of residential units proposed, an EIA is considered appropriate to test the likely significant effects of the Proposed Development. The Applicant therefore intends to submit an Environmental Statement (ES) in support of the planning application.

Purpose of the Scoping Report

- 1.12. The process of identifying likely significant effects on the environment which should be addressed by the EIA is termed 'scoping', and the results are presented as a report within this document.
- 1.13. Regulation 15 of the EIA Regulations sets out the requirements for obtaining a Scoping Opinion from the relevant planning authority.
- 1.14. This Scoping Report sets out the framework within which an ES would be produced and the topic areas and information that would be contained within the document. It is issued to MCC for circulation to Statutory consultees, who are invited to express their views on the proposed scope of the EIA, or suggest additional issues which may be considered to be of significance. The views expressed by Statutory Consultees will then be used by the LPA to inform the formal EIA Scoping Opinion.
- 1.15. The LPA is required to respond to the formal request for an EIA Scoping Opinion within five weeks of registering receipt.
- 1.16. The EIA team, as set out in Table 1.1, will be co-ordinated and led by Deloitte Real Estate who has considerable experience and expertise in managing the EIA process and hold the IEMA EIA Quality Mark.

Table 1.1: EIA Team

Topic	EIA Consultant
Townscape and Visual Impact	Planit-ie
Traffic and Transport	Vectos
Noise and Vibration	Wardell Armstrong
Air Quality	Wardell Armstrong
Ground Conditions	Wardell Armstrong
Water Resources, Flood Risk and Drainage	Alan Johnson Partnership (AJP)
Ecology	Wardell Armstrong
Socio-Economics	Ekosgen

Note: although Deloitte Real Estate has read the input of the individual consultants (together "the Consultant Inputs") for consistency and provide observations based on our knowledge and experience, we accept no liability or responsibility for the Consultant's Inputs and will not be responsible for the technical content.

- 1.17. The remainder of this report is structured as follows:
- Section 2 of this report provides a Site description and outlines the nature of the Proposed Development.
 - Section 3 sets out the proposed scope and structure of that an ES would take and who might need to be consulted.

- Section 4 provides details of the proposed EIA methodology, which would be used in assessing the Proposed Development.
- Section 5 sets out the key issues that would be addressed by the EIA.

2. Site Description and Development Proposals

Site Description

- 2.1. The Site is situated within Newton Heath in East Manchester. It extends to 19.1 hectares and was formerly occupied by Jackson's Brickworks for industrial uses and subsequently used as a landfill site. The Site has been vacant since the 1990s.
- 2.2. The existing Brickworks Site is highly contaminated due to its former uses as a waste tip and brickworks. As such there are extensive contamination issues that require remediation before any re-development can take place. An application for full planning permission to facilitate remediation works on the Site was submitted by the Applicant to MCC and validated on 27 January 2021, under planning application reference: 129197/FO/2021.
- 2.3. The Site is bound by the Rochdale Canal to the north, Newton Heath Resource Centre to the east, residential areas to the south and derelict industrial sites to the west. As the Site is currently vacant and unmanaged, it is overgrown with self-seeded trees and shrubbery. Evidence of the former brickworks is present at the Site in the form of rubble piles and concrete bases which remain from former buildings.
- 2.4. The Site's topography dips towards the west with a slight dome and high point found to the east side within the Site's boundaries. The height ranges between 76m AOD and 86m AOD with the lowest areas found along the Site boundary.
- 2.5. Prior to the remediation works (ref. 129197/FO/2021) being undertaken the surface cover consists of variable semi mature vegetation, the invasive non-native species Japanese Knotweed and Rhododendron are present on the Site and other invasive non-native species are present in the adjacent canal. No protected plant species were identified on the Site or in the adjacent canal – identified as part of the Ecology Survey, undertaken by TEP.
- 2.6. Due to the Site's large size and historic unused, overgrown nature, there has been little natural surveillance into or from within the Site. This has resulted in anti-social behaviours and illegal activities taking place within the Site's boundaries and has had a generally negative impact on the amenity value of the surrounding area.

Site Context

- 2.7. Newton Heath is located approximately three miles north east of Manchester City Centre and contains a mix of residential and commercial uses. Newton Heath District Centre is located north east of the Site, beyond Mitchell Street. District Centres are a key focus for Manchester's communities, which act as a hub for activity and provide access to essential retail facilities for residents.
- 2.8. The area to the south of the Site is predominantly in residential use. Residential properties accessed from Briscoe Lane, are located at the Site's southern boundary alongside a number of sensitive uses, namely Briscoe Lane Academy and Brighter Beginnings Day Nursery. Ten Acres Lane Sports Centre is located immediately to the south east of the Site.
- 2.9. Mitchell Street bounds the Site to the east, with residential properties and the Newton Heath Resource Centre. Beyond the residential properties lies part of Newton Heath district Centre along Old Church Street including a retail offer, located approximately 300 metres to the east of the Site.

- 2.10. Rochdale Canal is separated from the Site by a towpath and runs across the Site's northern boundary at a lower level. To the north east of the Site, beyond the canal, is an area of residential properties while a partly derelict textile mill building is located to the north west of the Site.

Accessibility

- 2.11. The Site is in a sustainable and accessible location to the east of Manchester City Centre. The Site is well connected to various destinations including Newton Heath District Centre.
- 2.12. The Site is highly accessible via the road network and pedestrian routes, at both a local and regional scale. The Site is located on Ten Acres Lane and is in close proximity to Briscoe Lane, with both forming key local routes. The Site is positioned south of Oldham Lane which is a key arterial route that provides road connectivity into Manchester City Centre, Alan Turing Way (A6010) and Manchester Outer Ring Road (M60).
- 2.13. The Site is located in close proximity to numerous bus stops, with the nearest being Wellpark Walk on Briscoe Lane – located 190m to the Site's south east. There are 14 further stops located along Droylsden Road and Old Church Street, offering regular services into the city centre and across north Manchester.
- 2.14. The Site's nearest tram stops are Central Park which is 480m to its northwest, and Newton Heath & Moston which is 390m to its north east. Both stops are located on the East Didsbury – Rochdale line which also passes through Deansgate-Castlefield, Exchange Square and Victoria.
- 2.15. The nearest main train station is Victoria which is located 3.4km to the Site's south west, with eastbound services to Leeds and Newcastle, westbound services to Liverpool and southbound services to London.

Site Specific Designations

Environmental Designations

- 2.16. The Site is located in Flood Zone 1 and is therefore at low risk of flooding.
- 2.17. There are no habitats of principal importance, as defined under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006, within the Site.
- 2.18. It should also be noted that the Rochdale Canal Special Area of Conservation (SAC)/ Site of Special Scientific Interest (SSSI) is approximately 1.5 km from the Site. A non-designated stretch of this canal borders the Site to the north.
- 2.19. The Site is located within the Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) for Rochdale Canal SSSI. The IRZ covers the interest features and sensitivities of European Sites, which are underpinned by the SSSI designation.
- 2.20. Natural England's inventory of habitats of principal importance (comprising habitats listed under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006), records Lowland Mixed Deciduous Woodland within the Site, although reliability for this description is recorded as low. The inventory also records the S41 habitat Open Mosaic Habitats on Previously Developed Land within the Site but again with low reliability.
- 2.21. The Ecological desk study, prepared by TEP, identifies the potential presence of the S41 habitats Lowland Mixed Woodland and Open Mosaic Habitats on Previously Developed Land (OMH) on Site, although the reliability of interpretation for both of these classifications is recorded as low.

Conservation and Heritage

- 2.22. The Site is not located within a Conservation Area, or any Sites of special scientific interest.

- 2.23. The nearest Conservation Area is the Newton Heath Conservation area which is c. 1km to the south east of the Site.
- 2.24. There are a number of Listed Buildings within the wider area, including:
- Church of St Wilfrid and St Ann, Oldham Road - Grade II – approximately 200m north of the Site, beyond the Rochdale Canal
 - Newton Silk Mill, Hollyoak Street – Grade II – approximately 400m to the north east of the Site.
 - Railings and Gateways to Churchyard of Church of All Saints, Culcheth Lane – Grade II – approximately 400m to the east of the Site.

Local Plan Allocations – MCC Core Strategy (2012)

- 2.25. The Site is located within the Regional Centre, as defined by Policy EC3 of MCC's Core Strategy (2012). Policy EC 3 of the Core Strategy notes that housing will be an appropriate use within the Regional Centre, although this should complement the development of mixed use employment areas. Subject to Site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.
- 2.26. The Site falls within East Manchester, as defined by Policy H4 of the Manchester Core Strategy (2012). The Core Strategy states that East Manchester will accommodate around 30% of new residential development over the lifetime of the Core Strategy. Priority will be given to family housing and high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre – including Newton Heath.
- 2.27. The Site is adjacent to the Central Park Strategic Employment Location, falling just outside the boundary, which is defined by Policy EC6 of the Core Strategy.

Planning History

- 2.28. The Site's planning history includes residential development proposals approved in the 1980s and 1990s, and most recently an approval for residential development in 2014. Whilst the Site has a history of residential applications, no redevelopment has been delivered on Site with all previous applications disbanded.
- 2.29. The Site was identified for regeneration for over 25 years, within Policy EM5 Central Park of the UDP (1995). UDP Policy EM5 identifies Central Park as an area for regeneration over the ten year plan period (from 1995 to 2005) and recognises the opportunity to redevelop the Site - with the creation of a "focal point" at the "meeting point of the Rochdale Canal and Ten Acres" being permitted.
- 2.30. The Site is subsequently identified for redevelopment in the East Manchester Strategic Regeneration Framework (SRF) (2008-2018), which makes specific reference to the 'Jackson's Brickworks Site'. The SRF sets out a number of principles and opportunities for the redevelopment of the Site.
- 2.31. An Outline Planning Application (Application Ref: 098689/OO/2012/N1) received a resolution to grant from the planning committee on 16 October 2014 for:
- "Outline planning permission for development comprising up to 500 residential dwellings and 3,500 sq m of floorspace for B1(a) use (Business), incorporating new vehicular and pedestrian access from Ten Acres Lane, Hallam Road and Mitchell Street, Open space, landscaping and public realm with access to be considered and all other matters reserved."*
- 2.32. The approval of the outline planning permission was subject to the signing of a Section 106 Agreement. It is understood that the applicant went into administration, and as such the Section 106 was never signed.

2.33. A summary of the Site's older planning history is identified in Table 2.1 below:

Table 2.1: Older Planning History

Application Ref	Description of Development	Decision	Decision Date
055319/FO/NORTH2/98	Erection of 126 dwellings with access and ancillary works.	Approved.	22/04/1999
047076/OO/NORTH2/95	Mixed development of 800 dwellings, associated retail, commercial, leisure and community uses.	Not progressed with.	28/05/1996
23105	Residential development.	Approved.	13/03/1985

Remediation Application

2.34. Despite being identified for regeneration for a substantial period, the existing Brickworks Site is highly contaminated due to its former uses as a waste tip and brickworks. As such there are extensive contamination issues that require remediation before any re-development can take place.

2.35. An application for full planning permission to facilitate remediation works on the Site was submitted by the Applicant to MCC and validated on 27 January 2021, under planning application reference: 129197/FO/2021. The description of development for planning application 129197/FO/2021 is as follows:

"Site remediation works including removal of existing vegetation, ground works and other associated works."

2.36. The key areas of the remediation works include:

- Excavation;
- General Site clearance;
- Preparation Material Management Plan (MMP);
- Identification, management and appropriate removal of any asbestos containing materials;
- Break out of hardstanding areas;
- An Invasive Non-Native Species Management Plan;
- In-situ turnover of the top 2-3m of Made Ground and overdig for some areas of deeper Made Ground (~ 5m depth); and
- Importation of inert clean cover soil material.

2.37. It should be noted that the necessary remediation works are a major and costly undertaking and it is anticipated that the works will take between 18 and 24 months to complete. Given the length of these lead in times, it is important from an overall project viability point of view that the works can commence as soon as possible. The approach of securing a planning permission in advance of this main redevelopment application, has afforded greater time for the redevelopment proposals to go through a rigorous design and consultation process to ensure that the high quality redevelopment and associated benefits envisaged by the Applicant are maximised.

Proposed Development

2.38. This section provides a summary description of the key elements of the Proposed Development.

- 2.39. The Proposed Development will provide up to 900 new homes, including affordable homes as well as a new secondary school including sports pitches over c. 3.83 ha of the Site which includes c. 0.27 ha for the school building and c. 2.2. ha for the school pitches.
- 2.40. To ensure the planning application and EIA is robust the application will seek consent for the development of the Site following the completion of the remediation works, in which planning permission is sought under planning ref. 129197/FO/2021. The EIA however will cover the significant impacts as the Site is now i.e. pre-remediation. Each discipline will assess the current baseline (Site as exists currently); and an alternative baseline (remediated site); and then the proposed development.

3. Scope, Structure and Consultation

Scope

- 3.1. The intention of this Scoping Report is to enable the team to determine which technical disciplines are pertinent to the Proposed Development and the scope of the assessment required in order for any likely significant effects on the environment to be addressed as part of the EIA process.
- 3.2. The information presented in the ES will be provided in accordance with Schedule 4 of the EIA Regulations and will include:
- A description of the Proposed Development;
 - An outline of the main alternatives studied;
 - A description of the aspects of the environment likely to be significantly affected by the proposals;
 - A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment;
 - A non-technical summary; and
 - An indication of any difficulties encountered by the Applicant in compiling the required information.
- 3.3. The introductory chapters for the ES will provide the following information:
- An introduction to the ES in a legislative and the Site specific context;
 - Description of the Site and proposals;
 - Alternatives considered and project design evolution;
 - EIA methodology;
 - Construction methodology and programme;
 - ES Structure; and
 - Details of the EIA project team.
- 3.4. The geographical coverage of the EIA will be determined by a number of factors including:
- The physical extent of work;
 - The nature of the baseline environment, including the location of sensitive receptors;
 - The distance over which effects will be significant; and
 - The presence and type of “pathways” along which impacts may be spread.

Issues to be Scoped Out of the EIA

- 3.5. It is considered that the following disciplines will not give rise to likely significant effects on the environment and would therefore not require inclusion in the ES. An explanation for each discipline is given below.

Archaeology

- 3.6. A previous archaeological desk based assessment carried out for the Site as part of the application for outline application for up to 500 residential dwellings (PP Ref: 098689/00/2012/N1) recommended that where future development would require excavation below the existing ground surfaces, such as within new building footprints and areas of landscaping, direct impacts upon buried heritage assets would be likely. Many of these potential impacts may be avoided by sympathetic design, and therefore heritage assets should be considered as soon as possible during the detailed design stage.
- 3.7. Further investigations are to be undertaken to evaluate the areas of archaeological potential. Details of these investigations will be agreed with the County Archaeologist in advance of the planning application, but in general terms would seek to clarify the nature of any archaeological remains that may exist within the proposed development site and to enable appropriate mitigation measures to be agreed if required.
- 3.8. Wardell Armstrong have reviewed the 2011 Archaeology Report and have contacted GMAAS – GMAAS have advised the conclusions of the report are still valid. This topic is therefore scoped out of the EIA.

Climate Change

- 3.9. The Proposed Development may have an impact on climate change during the operational phase of the development through the emission of greenhouse gasses. Sustainability measures have informed the design process from the outset, including climate change mitigation and energy usage. An Energy Strategy and Environmental Standards Statement will be submitted alongside the planning application, outlining this process in greater detail including an assessment of the energy efficiency of the building and use of low carbon technologies.
- 3.10. It is not considered that the Site or the proposal is particularly vulnerable to climate change. The Site is located within Flood Zone 1 and the Flood Risk Assessment will fully consider the impacts of climate change.
- 3.11. It is not considered that the proposals will result in any likely significant effects to climate change and is therefore proposed to be scoped out as a standalone ES Chapter. However, the Proposed Development's effects on climate change and climatic factors for individual topics will be considered within the relevant chapters of the ES.

Electronic Interference

- 3.12. The Proposed Development will be low-rise and does not propose any tall buildings. The proposed built topography of the Site will not be of a scale that would give rise to impacts on televisual or telephonic transmissions. This topic is therefore scoped out of the EIA as significant effects are not likely.

Human Health

- 3.13. The Proposed Development is located in an urban environment. Surrounding land uses are characterised by residential and industrial uses.
- 3.14. There will be some short-term impacts to human health during the construction phase with the potential for accidental spillages, dust and noise and vibration. These will be considered and mitigated as part of a Construction Environmental Management Plan submitted with the application, together with the chapter on Noise and Vibration, and a standalone Air Quality Assessment.
- 3.15. The nature and use of the Proposed Development is not anticipated to have likely significant environmental impacts on health during the operational phase.
- 3.16. Human health is therefore scoped-out of the EIA, although each ES Chapter will consider potential impacts on human health as part of their assessment

Daylight, Sunlight, and Overshadowing

- 3.17. The Proposed Development will be low-rise and does not propose any tall buildings. The proposed built topography of the Site will not be of a scale that would give rise to impacts on local receptors in terms of daylight, sunlight, light pollution and solar glare. This topic is therefore scoped out of the EIA as significant effects are not likely.

Heritage

- 3.18. The Site does not include any designated areas afforded special protection including Listed Buildings or Conservation Areas.
- 3.19. The nearest Conservation Area is the Newton Heath Conservation Area which is c. 1km to the south east of the Site. The nearest Listed Building is the Grade II Church of St Wilfrid and St Ann located c. 200m to the north of the Site.
- 3.20. In summary, the Proposed Development will not have any physical impact on the Listed Buildings. Given the distance of the heritage assets from the Site and the scale of works proposed there are not anticipated to be any impact on surrounding listed buildings or other heritage assets. This topic is therefore scoped out of the EIA.

Wind Microclimate

- 3.21. A safe and comfortable wind climate is integral to the success of any development. Buildings that are at least 50% taller than the adjacent surroundings, or in very exposed locations, may generate wind acceleration at ground level which could result in discomfort or safety issues to pedestrians.
- 3.22. The Proposed Development will be low-rise and does not propose any tall buildings, and be of similar high to the surrounding buildings. The proposed development will not be of a scale that would give rise to impacts on local receptors in terms of wind microclimate. This topic is therefore scoped out of the EIA as significant effects are not likely.

Scoping Summary

- 3.23. Table 3.1 provides a summary of the scoping exercise undertaken and the technical disciplines that will be considered within the ES. It also identifies what supplementary technical reports will be prepared and submitted as standalone documents in support of the application.

Table 3.1: Environmental Statement Scoping Summary

Subject	ES Chapter	Non EIA Assessment	Consultant
Air Quality	✓	✗	Wardell Armstrong
Archaeology	✗	✓	Wardell Armstrong
Climate Change	✗	✓	ECS
Daylight, Sunlight and Overshadowing	✗	✗	N/A
Ecology and Biodiversity	✓	✗	Wardell Armstrong
Electronic Interference	✗	✗	N/A
Geology and Ground Conditions	✓	✗	Wardell Armstrong
Heritage	✗	✗	N/A
Townscape and Visual Impact	✓	✗	Planit-ie
Human Health	✗	✗	N/A
Noise and Vibration	✓	✗	Wardell Armstrong

Subject	ES Chapter	Non EIA Assessment	Consultant
Socio-Economic Issues	✓	✗	Ekosgen
Traffic and Transport	✓	✗	Vectos
Water Resources	✓	✗	AJP / Wardell Armstrong
Wind Microclimate	✗	✗	N/A

Cumulative Effects Assessment

- 3.24. An assessment of the cumulative effect of the Proposed Development will be included within the ES. An assessment of committed developments including those with recent planning permissions and those expected to come forward in the near future has been undertaken. There is no agreed / standard threshold for how far the assessment should go, therefore a professional judgement has been taken regarding which schemes to highlight, taking into consideration the Site's location.
- 3.25. Full details of the developments to be included as part of the cumulative assessment are included at Appendix B.
- 3.26. The Applicant seeks the agreement from the Local Authority to the scope of committed developments and invites guidance on any additional schemes not listed.

Mitigation Summary

- 3.27. A summary of the environmental effects, mitigation measures and residual effects will be presented as a matrix at the back of the ES, in line with best practice.

Consultation

- 3.28. The following Statutory Consultees are expected to be consulted through the EIA scoping process:
- Manchester City Council (MCC);
 - Transport for Greater Manchester (TfGM);
 - Environment Agency (EA);
 - Greater Manchester Police (GMP);
 - Greater Manchester Ecological Unit (GMEU);
 - Historic England;
 - Natural England;
 - Greater Manchester Archaeological Advisory Service (GMAAS); and
 - United Utilities.
- 3.29. A process of stakeholder consultation has already commenced with regard to the Proposed Development. Members of the project team have met with senior officers from the Local Planning Authority (LPA) to discuss the Proposed Development, including the potential scope of the EIA.
- 3.30. Further meetings will take place with MCC including further consultation with the LPA, GMEU, and with Highways officers.
- 3.31. Pre-application consultation will take place with local residents, stakeholders, Councillors, adjoining owners and occupiers.

- 3.32. A Statement of Consultation will be submitted with the application and will provide further detail on consultation undertaken.

4. EIA Methodology

- 4.1. The EIA will assess both the construction and operational phases of the Proposed Development.
- 4.2. The ES is anticipated to comprise two volumes, the first of which will set out the findings with respect to each of the environmental disciplines that have been examined as part of the EIA. Volume 2 will include all the supporting documents and technical appendices relating to the chapters. A Non-Technical Summary ('NTS') will be produced and will form a standalone document.
- 4.3. Each ES chapter will follow the headings set out below to ensure the final document is transparent, consistent and accessible:
- Introduction
 - Policy Context
 - Assessment Methodology and Significance Criteria
 - Baseline Conditions
 - Identification and Evaluation of Key Effects
 - Mitigation Measures
 - Residual Effects
 - Cumulative Effects
 - Summary.
- 4.4. Each chapter sub-heading is explained in further detail below.

Introduction

- 4.5. This section will introduce the assessment discipline and the purpose for which it is being undertaken.

Policy Context

- 4.6. This section will include a summary of national, regional and local policies of relevance to the environmental discipline and assessment. Relevant legislation will be summarised where applicable.

Assessment Methodology and Significance Criteria

- 4.7. This section will provide an explanation of methods used in undertaking the technical study with reference to published standards, guidelines and best practice. The application of significance criteria will also be discussed.
- 4.8. It will also outline any difficulties encountered in compiling the required information.

Baseline Conditions

- 4.9. This will include a description of the environment as it is currently and as it is expected to change given the project were not to proceed (i.e. 'do-nothing' scenario). The method used to obtain this information will be clearly identified. Baseline data will be collected in such a way that the importance of the particular subject area to be affected can be placed in its context and surroundings so that the effects of the proposed changes can be predicted.
- 4.10. Baseline conditions will include implemented planning permissions that are under construction.

Identification and Evaluation of Likely Significant Effects

- 4.11. This section will identify the likely significant effects on the environment resulting from the Proposed Development.
- 4.12. The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the effects can be positive or negative. The criteria to be used in carrying out this process are detailed below.

Prediction of Impact Magnitude

- 4.13. The methodology for determining the scale or magnitude of change caused by the impact is set out below.

Table 4.1: Methodology for Assessing Magnitude of Change

Magnitude of Change	Criteria for assessing magnitude of change caused by an impact
Major	Total loss or major/substantial alteration to key elements/features of the baseline conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstances/situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

Prediction of Receptor Sensitivity

- 4.14. The sensitivity of a receptor is based on the relative importance of the receptor using the scale set out below.

Table 4.2: Methodology for Determining Sensitivity

Sensitivity	Examples of Receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character, or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.

Assessment of Effect Significance

- 4.15. Effect significance will be calculated using the matrix in Table 4.3. This illustrates the interaction between impact magnitude and receptor sensitivity.

Table 4.3: Effect Significance Matrix

Magnitude	Sensitivity		
	High	Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor - Negligible
Negligible	Negligible	Negligible	Negligible

Mitigation Measures

- 4.16. Adverse effects will be considered for mitigation and specific mitigation measures put forward, where practicable. Mitigation measures considered may include modification of the project, compensation and the provision of alternative solutions as well as pollution control. The extent of the mitigation measures and how these will be effective will be discussed. Where the effectiveness is uncertain or depends upon assumptions about operating procedures, data will be introduced to justify the acceptance of these assumptions.
- 4.17. The approach to mitigation will follow best practice guidance, which suggests a hierarchical approach. The UNEP EIA Training Resource Manual (2002) advises that impacts should ideally be:
- Avoided; if not
 - Minimised; and/ or
 - Compensated.
- 4.18. Three 'types' of mitigation are characterised in IEMA's Special Report – The State of Environmental Impact Assessment Practice in the UK (2011):
- EIA influence at design stage;
 - Standard construction practices for minimising effects; and
 - Follow-up actions for implementation post-consent.
- 4.19. Clear details of when and how the mitigation measures were carried out, or will be carried out, are to be given within the Environmental Statement. When certainty of impact magnitude and/or effectiveness of mitigation over time exists, monitoring programmes will be proposed to enable subsequent adjustment of mitigation measures, as necessary.
- 4.20. The opportunity for enhancement measures will also be considered where appropriate.

Cumulative Effects

- 4.21. Two types of cumulative effect will be assessed:
- Type 1 Cumulative effects: the interactions between effects of the Proposed Development on a single receptor.
 - Type 2 Cumulative effects: those effects that arise from incremental changes caused by other past, present or reasonably foreseeable actions together with the Proposed Development.

- 4.22. The cumulative effects of the Proposed Development and the identified committed developments will be assessed.
- 4.23. A list of known committed developments is set out at Appendix B. The Council are requested to review and comment on this list in their Scoping Opinion.

Residual Effects

- 4.24. The residual effects, i.e. the effects of the Proposed Development assuming implementation of proposed mitigation, will be determined. The residual effects represent the overall likely significant effect of the development on the environment having taken account of practicable/available mitigation measures.

Technical Assessments

- 4.25. The next section sets out, under each proposed assessment topic, a summary of the content of the section, the methodology and scope of assessment is given. Where relevant, the assumptions of the assessment are described. Current relevant legislation or recognised guidance for individual assessments will be adhered to, where necessary.

5. Environmental Statement Chapters

5.1. The list of proposed Environmental Statement Chapters are set out as follows:

1. Introduction
2. EIA Methodology and Significance Criteria
3. Site, Surroundings, and Description of Proposed Development
4. Consideration of Alternatives
5. Construction Management – Programme and Methodology
6. Townscape and Visual Impact
7. Traffic and Transport
8. Noise and Vibration
9. Air Quality
10. Ground Conditions
11. Water Resources, Flood Risk and Drainage
12. Ecology
13. Socio-economic
14. Summary of Residual Impacts
15. Type 1 Cumulative Effects

5.2. Under each section technical chapter (Chapter 6-13) a summary of the content of the section, the methodology and scope of assessment is given. Where relevant, the assumptions used within the assessment are described up front. Current relevant legislation or recognised guidance for individual assessments will be adhered to, where necessary.

Townscape and Visual Impact

5.3. This Chapter of the ES will be prepared by Planit-IE and will assess the likely townscape and visual impacts of the Proposed Development on the Site and surrounding area. This Chapter will also describe the methods used to assess these impacts, the existing baseline conditions, the proposed mitigation measures required to prevent, reduce or offset any significant negative impacts and the likely residual impacts after these methods have been adopted. Cumulative townscape and visual effects will also be considered.

Baseline Conditions

5.4. The Site is within the 'Central Park' character area, as defined by within the Local Plan¹. The Plan states that north Manchester's role is predominantly as a residential area. However, in addition, the Central Park character area is a large-scale strategic employment location suitable for 60ha of employment uses

¹ Manchester's Local Development Framework. Core Strategy Development Plan Document (2012). MCC.

including for offices, research and development, light industrial, industrial and warehousing. In addition to residential use, the strategic aspiration for this area is to attract existing sectors and growth sectors within the knowledge-based industries to this part of Manchester, especially key sectors of creative and media and manufacturing, for the creation of a sustainable employment destination, an attractive environment for offices, and to incorporate the Rochdale Canal in creating a sense of place within the character area. The Site in its current form does not contribute positively to achieving this vision.

- 5.5. The Site is surrounded by residential neighbourhoods, including Newton Heath and Miles Platting, which are characterised by primarily 2 storey dwellings. There are also clearly defined areas of industrial use which are characterised by buildings with larger scale and massing.
- 5.6. The Site is heavily vegetated through natural succession/self-seeding following the closure of the brickworks and the intervening decades of vacant use. This vegetation has become well-established and creates a prominent natural character which can be experienced from a number of short-range viewpoints locally. This has a varied influence upon the streets and spaces surrounding the site, with both glimpsed and direct views of established trees and vegetation. There are no environmental designations covering the Site. There is no designated public open space within the Site. The canal corridor forms a public right of way and forms part of the long distance National Cycle Network Route 66. It has been confirmed as Bee Network Infrastructure proposed for canal towpath widening in the coming years.
- 5.7. There is no formal access to the Site, however there is evidence of informal recreational use with a network of paths, along with evidence of anti-social behaviour such as fly-tipping.
- 5.8. Key Views are illustrated at Appendix C. Desktop analysis using topographic data and Google Streetview and Google Viewshed, along with on-site survey has identified that the site is visually well enclosed. This is due to a combination of relatively flat topography, surrounding built development and trees cover which serve to visually screen the Site. A total of 14 short, medium and long-range viewpoints have been selected, and are considered representative viewpoints from key visual receptors.

Method of Assessment

- 5.9. The Townscape and Visual Impact Assessment will be carried out with reference to the Guidelines for Landscape & Visual Impact Assessment. The methodology is drawn from the GLVIA, 3rd Edition².
- 5.10. A three-stage assessment process has been adopted. Firstly, the nature of receptors (sensitivity) will be assessed, and secondly, the nature of effects (magnitude) likely to result from the Proposed Scheme will be assessed. From this, the overall significance of the identified effects on receptors will be determined.
- 5.11. A study area of 500m around the Site has been defined for the purposes of the assessment.
- 5.12. The assessment of impacts is supplemented by a cumulative assessment of committed developments, in order to understand if any further potential significant environmental effects are likely to arise. Cumulative effects are defined as impacts that result from additional changes to the townscape or visual amenity caused by the Proposed Development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.
- 5.13. Desk-based studies will be carried out to collate and map baseline townscape information, and a review of relevant policy and guidance will be used to inform the assessment.

² Landscape Institute, Institute of Environmental Management and Assessment (2013). Guidelines for Landscape and Visual Impact Assessment, Third Edition.

- 5.14. A Principal Viewpoints plan has been produced as part of this Scoping Report. The viewpoints were selected through a process of desktop survey and on-site assessment. Viewpoints were excluded where there is likely to be no significant impact beyond that which was already identified within the selected views. The location and number of viewpoints have been agreed with Planning Officers at Manchester City Council.
- 5.15. The photography and preparation of any visually verified photomontages will be prepared in accordance with the Landscape Institute's Technical Guidance Note 06/19³.
- 5.16. To produce the most comprehensive, rounded and objective view of the townscape and visual impacts, any significant effects will be agreed following round-table review by a team of qualified assessors.

Summary of Assessment Scope

Receptor	Impact	Potential Effect
Townscape character	Changes to townscape character within the study area due to the remediation works and proposed residential development	Addition of new built development which will directly affect the Central Park townscape character at a localised level during construction and operational phases.
Urban grain	Infilling of the Site with a new urban grain.	Change from open/undeveloped to developed site with new urban grain.
Land use	Reuse of Site to create new residential neighbourhood.	Change from unused to residential land use.
Public open space	Creation of new public open space.	Addition of new public open space within the new residential area during operational phase, which will contribute to the wider public open space network.
Movement and linkages	Creation of new routes and linkages.	Addition of new routes and linkages within the new residential area during operational phase, which will contribute to the wider movement network.
Site Character	Change in Site character from unused to developed	Addition of new built form and landscape to create a new residential neighbourhood.
View from Old Church Street Bridge	Change to the character of the view along the interface with the canal	Potential views of new development and landscape infrastructure along the Site's interface with the canal.

³ Landscape Institute Technical Guidance Note 06/09 (2019). Visual Representation of Development Proposals. Available at: <https://www.landscapeinstitute.org/visualisation/>. [Accessed: 18/08/2020].

Receptor	Impact	Potential Effect
View from Rochdale Canal towpath and footbridge	Change to the character of the view along the interface with the canal.	Potential close-range views of new development and landscape infrastructure along the Site's interface with the canal.
View from Church of St Wilfrid and St Ann, Oldham Road	Change to the character of the partial, glimpsed, medium-range views towards the Site.	Potential glimpsed views of new development and/or landscape infrastructure beyond foreground housing.
View from Hapsford Walk	Change to the character of the view along the interface with the canal.	Potential close-range views of new development and landscape infrastructure along the Site's interface with the canal.
View from Rochdale Canal Bridge	Change to the character of the view for people travelling south along Ten Acres Lane.	Potential close-range views of new development and landscape infrastructure along the Site's western edge.
View from Rochdale Canal Lock 74	Change to the character of the view along the canal towpath.	Potential for minor, glimpsed views of new landscape infrastructure along the Site's northern edge.
View from Makkah Close	Change to the character of the view, with views of the Site terminating the view.	Potential for glimpsed, enclosed views of new development and landscape infrastructure at close-range within the Site.
View from Ten Acres Lane	Change to the character of the view for people travelling north along Ten Acres Lane.	Potential close-range views of new development and landscape infrastructure along the Site's western edge.
View from Ten Acres Lane Sports Complex	Change in the character of the view for users of the sports facility, or in oblique views from Ten Acres Lane	Potential for filters views of new landscape and development along the Site's western edge.
View from Hallam Road	Change to the character of the view, with views of the Site terminating the view.	Potential for glimpsed, enclosed views of new development and landscape infrastructure at close-range within the Site.
View from Mitchell Street	Change to the character of the view, with views of the Site terminating the view.	Potential for glimpsed, enclosed views of new development and landscape infrastructure at close-range within the Site to the eastern Site edge.
View from Central Park tram stop	Change to the character of the elevated, medium-range views towards the Site.	Potential for glimpsed views of new landscape infrastructure and development within the wider urban context.
View from Millright Street	Change to the existing low quality Site entrance which terminates the view.	Potential close-range views of new landscape infrastructure and built development.
View from Philips Park	Long-range views experienced by sensitive visual receptors within the Grade II listed Philips Park landscape.	Potential for change in site character from open to developed to be perceived.

Traffic and Transport

- 5.17. The Environmental Statement (ES) chapter will provide a framework for the assessment of the environmental impact of the proposal to develop up to 900 residential dwellings and a secondary school on the site of the former Jacksons Brickworks, Newton Heath, Manchester.
- 5.18. Given the urbanised location of the site, the potential environmental receptors affected by the traffic generated by the development proposals will be local residents and the users of local highway network surrounding the site. These users will include vehicles drivers, pedestrians and cyclists. These parties will tend to be affected by the different environmental impacts in different ways.
- 5.19. Consequently, the ES chapter will identify the sensitivity of each individual receptor and provide separate assessments on the scale of impact. This assessment will take into consideration how long an affect will impact individual receptors and form a conclusion as to whether the level of impact identified would be considered acceptable following the implementation of mitigation measures.

Baseline Conditions

- 5.20. Baseline traffic condition will be determined through the analysis of traffic data for the highway network surrounding the site. This network will comprise of Ten Acres Lane, Briscoe Lane, the A62 Oldham Road, Hallam Road, Mitchell Street and Droylsden Road. In addition, traffic from committed developments, as advised by MCC, will also be considered. The data will form the basis of the daily link flows for use in the ES transport chapter and any required air quality or noise assessments.
- 5.21. The accessibility of the Site by non-car modes to key destinations will also be reviewed. This assessment will also examine likely mode share of future residents, based on our experience of other residential sites within Manchester, and the TRICS database.
- 5.22. The Baseline Assessment will also consider the personal injury traffic accident statistics over the last 5 years in the study area as obtained from recorded 'STATS 19' data recorded by the police attended accidents and provided by TfGM.
- 5.23. The elements outlined above will allow an understanding of the baseline transport and accessibility conditions within the study area.

Method of Assessment

- 5.24. The methodology for the ES will be in accordance with the Institute of Environmental Management and Assessment (IEMA) method set out in the document 'Guidelines for the Environmental Assessment of Road Traffic' (1993). The IEMA Guidelines recommend that the environmental effects listed in the guidance document may be considered important when considering the traffic from an individual development. In this case, the effects would comprise of the following:
- Severance.
 - Driver Delay.
 - Pedestrian & Cyclist Delay.
 - Pedestrian & Cyclist Amenity.
 - Fear & Intimidation.
 - Accidents & Safety.
- 5.25. The IEMA guidelines state that in scoping out the extent of the assessment for the operational and construction phases, it suggests that 'two broad rules of thumb could be used as a screening process to delimit the scale and extent of the assessment. Those Rules are:

- **Rule 1: Include highway links where traffic flows will increase by more than 30% (or the number of heavy goods vehicles will increase by more than 30%)**
- **Rule 2: Include any other specifically sensitive areas where traffic flows have increased by 10% or more.**

- 5.26. IEMA Guidelines state that any increases in traffic flows of less than 10% are generally accepted as having negligible impact as daily variance in traffic flows can be of equal magnitude. The 30% threshold relates to the level at which drivers, pedestrians or cyclists may perceive change and there may therefore be an effect.
- 5.27. The environmental impacts arising from Severance, Driver Delay, Pedestrian Amenity/Delay, Fear & Intimidation, Accidents & Safety will be tested to consider the magnitude of that impact, assessing whether there is a Neutral, Negligible, Minor, Moderate or Major impact.
- 5.28. This will take into account the following:
- Extent and magnitude of the effect.
 - Effect duration (whether short, medium or long term).
 - Effect nature (whether direct or indirect, reversible or irreversible).
 - Whether the effect occurs in isolation, is cumulative or interactive.
 - Performance against the IEMA environmental quality standards, DfT Standards set out in the Design Manual for Roads and Bridges, Manual for Street or other Industry Guidance.
 - Sensitivity of the receptor.
 - Compatibility with National and Local Transport Policies relating to the environment.
- 5.29. The magnitude of the effect would then be assessed. An effect will be categorised as being either:
- Substantial This **will** have a **significant** influence on the environment.
 - High This **may** have a **significant** influence on the environment.
 - Moderate This **will** have a **slight** influence on the environment.
 - Minor This **may** have a **slight** influence on the environment.
 - Negligible This **will** not have **any notable** influence on the environment.
 - Neutral This **will** not have **any** influence on the environment.
- 5.30. These Environmental Impacts will change according to the level of change in traffic flow, along with the design and operation of the transport measures employed including pedestrian and cycle infrastructure.
- 5.31. It is important to note that, due to the impact of the COVID-19 pandemic on traffic volume, undertaking traffic surveys to collect baseline data, may not be appropriate. However, traffic flows data is available from the TfGM Saturn model which was used as part of the previous application (Ref: 098689/OO/2012). Assessment has demonstrated that, due to negative traffic growth on the local highway network, this data should still be considered relevant. Consultation with TfGM regarding the use of Saturn model data is presently ongoing.
- 5.32. Following the identification of magnitude, the significance of effects would then be assessed. This is determined by referencing the receptor level with the magnitude of environmental impact. A scale from adverse, neutral and beneficial is then used to quantify the significance of impact.
- 5.33. Three assessment scenarios will be undertaken. These will comprise;
- Existing baseline (current traffic flow volume).

- Existing baseline + committed development (current traffic volume plus traffic associated with schemes with planning consent).
- Existing baseline + committed development + proposed development traffic (as above but also including development generated traffic).

5.34. In addition to the above scenarios, the construction phase will also be assessed using the same framework outlined in the previous paragraphs.

Summary of Assessment Scope

5.35. An overall summary of the assessment scope is provided below demonstrating the expected impact and potential effects on individual receptors. This summary briefly describes in non-technical language the assessment scope, the key findings and an account of the main mitigation measures that shall be undertaken as part of the proposed development to offset any adverse effects impacts. As previously highlighted, the assessment will include both the construction and post development phases.

Receptor	Impact	Potential Effect
Construction Phase – Short Term Effects		
Drivers	Driver Delay	Increased Congestion. Reduced opportunities to manoeuvre at priority junctions.
Pedestrians	Pedestrian Amenity. Highway Safety. Severance.	Increased Intimidation. Reduced Amenity. Potential increased road safety risk.
Cyclists	Highway Safety	Increased Intimidation. Reduced Amenity. Potential increased road safety risk.
Post Development Phase – Long Term Effects		
Drivers	Driver Delay	Increased congestion & slow-moving vehicles.
Pedestrians	Hazardous Loads. Dust & Dirt. Pedestrian Amenity.	Reduced opportunities to cross and increased delay crossing the highway. Increased Intimidation. Increased risk of accidents.
Cyclists	Hazardous Loads. Dust & Dirt. Cycle Amenity.	Increased risk to cycle users. Increased Intimidation.

Noise and Vibration

5.36. As part of the ES, the noise and vibration assessment will include consideration of both the construction and operational phases of development and will take into account current Planning Policy and Guidance.

5.37. Potential noise and vibration issues that will be addressed as part of the assessment, include:

- Noise and vibration impacts, from earthworks and construction phases associated with the proposed development, on existing sensitive receptors in the immediate vicinity of the site;
- Noise impacts from vehicle movements associated with the proposed development once it is operational, on existing and proposed sensitive receptors;
- Cumulative noise impacts, from vehicle movements, on existing and proposed sensitive receptors;

- Noise impacts from existing sources on proposed sensitive receptors; and
- Proposed commercial noise impacts on existing and proposed sensitive receptors.

Baseline Conditions

- 5.38. Due to the current government advice regarding the COVID-19 pandemic, the number of vehicle movements of the nearby road network, as well as the activity at nearby industrial and commercial premises, may be less than usual. Therefore, if noise monitoring were to be carried out, it might not be representative of the noise levels across the proposed development site and at the existing sensitive receptors.
- 5.39. Consultation will be undertaken with the relevant Environmental Health Officer at Manchester City Council (MCC) to agree the suitability of the noise survey.
- 5.40. It is assumed that road traffic will be the current dominant source of noise affecting the nearest existing receptors, and at the Development Site. Therefore, computer noise modelling could be carried using SoundPlan modelling software. The noise model will be informed using traffic flow data for the local road network to establish the baseline noise levels across the proposed development site and at the existing sensitive receptors.
- 5.41. The noise model is expected to provide a robust representation of the noise levels at the existing sensitive receptors. This will be used to assess the impact of the proposed industrial development at the nearby receptors
- 5.42. However if monitoring was agreed to be suitable, it will be undertaken during representative weekday daytime and night-time periods, at locations considered representative of receptor locations. The receptor locations will include existing residential dwellings and the proposed sensitive receptor locations across the development area. The exact monitoring locations and periods will vary across the site and are subject to agreement with the local authority.
- 5.43. The table below provides a list of the existing sensitive receptors, to be used in the construction and/ or operational phase assessment. Please refer to Appendix D for a plan of the existing and proposed sensitive receptors.

Receptor	Address	Bearing from Site	Approximate Distance to Site Boundary
ESR1	Makkah Close, M40 2SW	South West	10m
ESR2	Ten Acres Ln, Manchester M40 2DD	West	130m
ESR3	Harmer Close, Manchester, M40 2EX	North	20m
ESR4	Mark Jones Walk, Manchester, M40 2GY	East	20m
ESR5	Morse Rd, Manchester M40 2SZ	South	10m
ESR6	Staplehurst Rd, Manchester, M40 2SG	South	120m

Method of Assessment

- 5.44. Activities associated with the construction of the development will have the potential to generate noise and effect on the surrounding area. Guidance on the prediction and assessment of noise from development sites is given in BS5228-1. For the purposes of the Chapter, the degree of effect from the

site works, according to the suggested standards, will be estimated, by reference to the time periods during which noise levels may occur in excess of the quoted values.

- 5.45. Work involving heavy plant on an open site has the potential to generate vibration, which may, in certain circumstances, propagate beyond the boundary of the Site. In situations where particularly heavy plant, vibrating compaction equipment or piling rigs are being used close to the site boundary, nearby properties may experience ground-borne vibration. Guidance on the assessment of vibration from development sites is given within BS5228-2. For the purposes of this Chapter, the degree of effect from the site works will be estimated, according to the suggested standards, by reference to the level of vibration.
- 5.46. The operational phase of the development will generate additional traffic movements on the existing road network. These additional vehicle movements have the potential to increase road traffic noise levels at existing receptors located adjacent to the main routes to and from the development.
- 5.47. The changes in road traffic noise levels will be assessed against a set of significance criteria. The criteria will be based upon guidance contained within the DMRB, Volume 11, Section 3, Part 7, 2011 for the assessment of long term changes in road traffic noise.
- 5.48. An assessment of site suitability will be undertaken. The assessment will consider all existing noise sources within the vicinity of the proposed development in accordance with BS8233: Guidance on Sound Insulation and Noise Reduction for Buildings 2014 (BS8233:2014), and British Standard BS4142:2014 'Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas' (BS4142). Mitigation measures will be suggested as required to insure the proposed development meets all relevant criteria.
- 5.49. An assessment of any proposed industrial/commercial noise source will be undertaken in accordance with BS4142, Methods for rating and assessing industrial and commercial sound. Mitigation measures will be suggested as required to insure that proposed and existing receptors are protect from any proposed industrial/commercial noise sources.

Summary

- 5.50. The likely noise effects associated with the Proposed Development we be assessed in accordance with relevant guidance to determine whether noise and vibration effects occur at receptors. Where likely adverse effects are identified, appropriate mitigation measures will be provided to avoid, remove or reduce adverse effects.
- 5.51. The level of an environmental effect for both construction noise and vibration, road traffic noise, on-site operational noise and vibration will be determined by the interaction of magnitude and sensitivity.
- 5.52. The results of the noise and vibration assessment will be detailed in an ES chapter to be submitted as part of the EIA for the proposed development.

Receptor	Impact	Potential Effect
Existing sensitive receptor	Change in noise and vibration levels due to construction works.	Minor / Moderate Adverse
	Change in road traffic noise due to development related traffic	Negligible / Minor Adverse
Proposed sensitive receptors	Impact of existing and proposed noise	Minor Adverse

Air Quality

- 5.53. This chapter sets out the proposed methodology for assessing potential effects on air quality. This will relate primarily to issues of:
- Nuisance dust and fine particulate matter, during construction of the proposed development, at existing sensitive receptors in the vicinity of the development site;
 - Road traffic emissions, during operation of the proposed development, at existing sensitive receptors in the vicinity of the development site; and
 - Air quality, at locations where sensitive land uses are proposed, within the development site.

Baseline Conditions

- 5.54. Baseline air quality within, and surrounding, the proposed development site will be established through (i) a review of Defra's Local Air Quality Management (LAQM) webpage and available LAQM reports for Manchester City Council (MCC) / Greater Manchester Combined Authority and (ii) atmospheric dispersion modelling.

Method of Assessment

- 5.55. The study area for the air quality assessment will be established in accordance with guidance published by the Institute of Air Quality Management (IAQM). The road traffic emissions assessment will require detailed road traffic information, to be provided by the appointed transport team for the scheme. The study area for the operational phase assessment will, therefore, be influenced by the availability of traffic information for the local road network. Due to the current Covid-19 situation, we will liaise closely with the transport team and the Environmental Health Officer (EHO) at MCC to agree suitably representative traffic data for use within the air quality assessment.
- 5.56. Assessment of potential dust and fine particulate matter emissions, during construction of the proposed development, will be undertaken in accordance with the IAQM document 'Guidance on the Assessment of Dust from Demolition and Construction' (2014). The assessment will consider the potential dust impacts associated with any demolition, earthworks and construction, as well as the trackout of mud and dirt from the site along the public highway (as applicable). The assessment will take into account background fine particulate matter concentrations, obtained from the Defra default concentration maps or a representative monitoring location as appropriate.
- 5.57. Assessment of road traffic emissions, when the proposed development is operational, will comprise a detailed assessment undertaken using the ADMS Roads atmospheric dispersion model. The assessment will consider annual mean concentrations of nitrogen dioxide (NO₂) and fine particulate matter (PM₁₀ and PM_{2.5}), as these are the pollutants which are most likely to exceed Air Quality Objectives, at both existing residential receptors and onsite locations representative of future residents and other sensitive users of the proposed development site. The assessment will take into account background pollutant concentrations, obtained from the Defra default concentration maps or a representative monitoring location as appropriate. Meteorological data will be obtained from the most representative recording station. The assessment will be based upon the detailed traffic data to be provided by the project transport consultant and, where possible, will be verified using the latest local authority air quality monitoring data.
- 5.58. The construction and operational phase assessments will take into consideration relevant committed developments. The committed developments considered within the operational phase assessment will be consistent with those considered within the traffic data supplied by the appointed transport team. The potential air quality impacts will be assessed against significance criteria in accordance with the IAQM document 'Land-Use Planning & Development Control: Planning for Air Quality' (2017). The assessment will also take into account local air quality and the current Air Quality Standards and

Objectives as detailed in the Air Quality Standards Regulations 2010. Pollutant concentrations will also be predicted within the site and will be compared against the relevant Air Quality Standards and Objectives. The following legislation, policy and guidance will be considered within the air quality assessment:

- Part IV Environment Act, Chapter 25, Air Quality, 1995;
- DEFRA, The UK National Air Quality Strategy, March 1997;
- The Air Quality Standards Regulations 2010;
- National Planning Policy Framework (NPPF); 2019);
- Planning Practice Guidance (PPG) – Air Quality, 2019;
- Department for the Environment, Food and Rural Affairs, Local Air Quality Management Technical Guidance LAQM.TG(16), published 2016;
- Institute of Air Quality Management and Environment Protection UK, Land-Use Planning and Development Control: Planning for Air Quality, 2017;
- Institute of Air Quality Management guidance: 'Guidance on the Assessment of Dust from Demolition and Construction' (February 2014); and
- Air Quality LAQM Reports for Manchester City Council / Greater Manchester Combined Authority (*where available*).

5.59. The final scope of the air quality assessment will be discussed with the Environmental Health Department of MCC.

Summary of Assessment Scope

Receptor	Impact	Potential Effect
Surrounding properties and residents	Impact of dust and fine particulate matter from construction activities	Potential risk of dust soiling and human health effects likely to be greater than negligible
Surrounding residents and other sensitive receptors (e.g. schools)	Impact of nitrogen dioxide and fine particulate matter from development-generated vehicles	Potential for significant effects on sensitive human receptors likely to be not significant for fine particulate matter but could be significant for nitrogen dioxide
Onsite sensitive uses (i.e. residential dwellings and school)	Impact of nitrogen dioxide and fine particulate matter from vehicles using the local and adjacent road network	Potential for significant effects on sensitive human receptors likely to be not significant for fine particulate matter but could be significant for nitrogen dioxide

Ground Conditions

5.60. This ES chapter will include assessment of the subsurface ground conditions beneath the site that may potentially impact upon and be impacted by the proposed development. This includes an assessment of general ground conditions, the potential presence of contamination and the possibility of ground instability.

5.61. This scoping report has been written following a review of publicly available third-party reporting and Wardell Armstrong (WA) reporting and this includes the following:

- Celtic Technologies Ltd: "Desk Study, Ten Acres Lane, Newton Heath, Greater Manchester" (report ref: R1077/06/2958) dated July 2006.
- Celtic Technologies Ltd: "Interpretative Report, Former Jacksons Brickworks, Ten Acres Lane, Newton Heath, Greater Manchester" (report ref: R1077/08/3328) dated February 2008.
- WA LLP: "Factual Site Investigation Report, Land Between Ten Acres Lane and Mitchell Street, Newton Heath, Manchester" (report ref: SH12254 RPT-001) dated July 2019.
- WA LLP (June 2020), Land at Ten Acres Lane, Newton Heath, Gap Analysis and Indicative Scope of Further Works;
- WA LLP (December 2020), Land at Ten Acres Lane, Newton Heath, Outline / Preliminary Remediation Strategy;
- WA LLP (December 2020) Draft Combined Phase I Preliminary Risk Assessment and Phase II Ground Investigation Report.

Baseline Conditions

- 5.62. The baseline conditions associated with soil and groundwater conditions have been established by reviewing the above reports and other freely available information, OS historical maps, regulatory information in the form of a Landmark Envirocheck Report and by undertaking a site reconnaissance

Current Use and General Topography

- 5.63. The Site is roughly rectangular in shape and comprises approximately 19 Ha of derelict and densely vegetated land, that falls gently from the north east (approximately 85m Above Ordnance Datum) to the south west (approximately 75m Above Ordnance Datum). The eastern two thirds of the site are densely vegetated / overgrown with mature trees and shrubs. In comparison the western section of the site comprised rough grassland with thickets of semi-mature trees. No buildings are present on-site, although a large concrete slab is present within the north easternmost section of the site. Fly tipping and surface debris are widespread across the site. The site is bound by the Rochdale Canal to the north, Mitchell Street and residential properties to the east, residential properties and a school to the south and Ten Acres Lane and a sports centre to the west.

Historical Development

- 5.64. Since the late 1890's it is understood that the site has historically operated as a brickworks with two large clay extraction pits, which culminated into two large excavations that occupied approximately 85% of the site. From the late 1940's onwards the clay extraction pits are indicated to have been infilled and during this period the site was recorded as a both a Historical and Registered Landfill that was licensed to receive inert, industrial, commercial and household wastes for the former and construction and demolition waste, foundry sand, industrial non-hazardous waste, slag and boiler/flue cleanings for the latter. From the 1990's onwards, the site has remained largely derelict.

Geology

- 5.65. According to published British Geological Survey (BGS) mapping, the geology beneath the site is recorded to comprise Made Ground, underlain by Glacial Till, which is in turn underlain by various solid geological strata that includes the Chester Formation and Manchester Marls Formation within the westernmost section of the site and the Collyhurst Sandstone Formation across the remainder of the site. A northeast to southwest trending fault crosses the westernmost section of the site.

Hydrogeology

- 5.66. Hydrogeology information indicates that most of the site is underlain by natural superficial deposits, which are classified as a Secondary Undifferentiated Aquifer and bedrock, which is classified as a Principal Aquifer. However, a superficial Secondary A Aquifer encroaches into the westernmost section of the site and a bedrock Secondary B Aquifer is recorded within the westernmost section of the site. The

site does not lie within a groundwater source protection zone. There are no potable groundwater abstractions within 2.0km of the site.

Hydrology

- 5.67. The nearest graded surface watercourse is the Rochdale Canal which forms the northern boundary of the site. Moston Brook lies approximately 590m to the north northwest of the site and the River Medlock lies approximately 700m to the south of the site. There are no potable surface water abstractions within influencing distance of the site. The potential for flooding is discussed in subsequent chapters.

Mining

- 5.68. The site lies within a Coal Authority Coal Mining Reporting Area but is not located within a Coal Authority development high risk area. A third-party mining report suggests that the site is within the likely zone of influence on the surface from workings in one coal seam at a depth of 1,040m, the last date of working being 1954. However, any ground movement from these workings should now have ceased. There are also no mine entries recorded on-site or within 20.0m of the site.
- 5.69. The site is not recorded to lie within a BGS Non-Coal Mining Area. However, the site has historically been a brickworks with associated clay pits and there have been numerous such features within the surrounding area. It is possible that unrecorded surface clay extraction has occurred beyond that which has been recorded at the site.

Unexploded Ordnance (UXO)

- 5.70. A UXO Detailed Risk Assessment was carried out for the site in 2020 by a third party and an overall low UXO hazard was indicated. However, several bomb strikes were recorded within the surrounding area and the former Parks Engineering Works (located approximately 0.1km to the south west of the site and a strategic target) is indicated to have been manufacturing military aircraft and parts and also possibly producing munitions during both wars.

Radon

- 5.71. An Envirocheck report indicates that the site is in a Low (less than 1% of homes estimated to be at or above the Action Level) to Intermediate (1 to 3% of homes estimated to be at or above the Action Level) probability radon area and that no radon protective measures are necessary in the construction of new dwellings or extensions.

Japanese Knotweed

- 5.72. The site is significantly impacted by Japanese Knotweed and rhizomes could be present within soils. A third-party survey undertaken in 2012 indicates that approximately 10-15% of the site is infested / impacted.

Ground Conditions

- 5.73. Ground conditions are highly variable and comprise significant thicknesses of Made Ground to depths of between 0.3m and >14.8m, underlain by Glacial Till comprising firm to stiff, fissured, dark brown and grey mottled, slightly sandy to sandy, gravelly Clay and to a lesser extent yellow and grey, gravelly, coarse Sand to depths of between 13.85m and 43.0m. The Glacial Till is underlain by solid geology comprising weathered mudstone and sandstone to depths of between at least 27.0m and 44.5m bgl. It is noted that the base of the solid geology has not been proven.
- 5.74. The Made Ground was generally found to be highly variable over small lateral distances and comprised a mixture of predominantly granular (dark brown to black, very gravelly Sand/Ash to a very sandy/ashy Gravel) and to a lesser extent cohesive soils; all of which included various anthropogenic constituents of

varying proportions and quantities (e.g. brick, concrete, timber beams/laths, suspected ash, suspected clinker, fabrics, glass, metal, suspected slag, plastics, and slate/tile fragments).

5.75. Furthermore, the Made Ground can broadly be subdivided and zoned as follows:

- Suspected Colliery Spoil: Predominantly present within the central northeastern section of the site to depths of between 0.6m bgl and 7.9m bgl. The material was typically recovered as a sandy clayey Gravel of mudstone, siltstone, slate, coal, and sandstone with up to 40% cobble and boulder content of similar lithologies. Ash, slag and clinker gravel and cobbles were evident at some of the positions.
- Suspected Combustion Waste: Mainly present within the northwestern, southwestern and easternmost sections of the site to maximum depths of between 1.8m bgl and 6.0m bgl. The material was typically recovered as a sandy Gravel of predominantly ash, slag and clinker, and/or a gravelly Sand/Ash. Cobbles of mostly slag and clinker were frequent in the stratum, which also contained whole/broken red bricks and concrete paving slabs.
- Suspected Construction and Demolition Waste: Mainly present within the central area of the site to depths of up to 13.85m bgl. The material was typically recovered as a sandy clayey Gravel of mixed lithologies including brick, concrete and sandstone. Generally, the material had a high boulder and cobble content of typically concrete, whole and broken red bricks, and paving slabs. Other items associated with typical construction rubble, such as bags of chemical products, paint tins, plastic drums, tiles, lime, car tyres, metal pipes, timber planks, plastic sheeting and metal tools were also present.
- Suspected Household Waste: Isolated occurrences within the central section of the site but more localised within the southwestern section of the site. An average thickness of 0.7m was recorded but in some areas, it extended to 9.0m bgl. The material was typically recovered as cobble sized constituents including, but not limited to, timber, red bricks, metal bars, polystyrene, carpet, plastic sheeting, concrete and paving slabs. Household waste items such as plastic, food containers/bags, clothing and shoes were encountered locally. The material was occasionally recovered with a matrix of soft gravelly clay and occasionally Sand/Ash.

5.76. For the southwestern, easternmost and periphery areas of the site shallow natural ground generally within 1.0m bgl were encountered. Overlaying Made Ground generally comprised suspected combustion materials as noted above.

Groundwater Conditions

- 5.77. Numerous shallow perched waters were encountered within Made Ground during the drilling of exploratory holes during the WA 2020 Ground Investigation at depths of between 0.1m and 7.0m bgl. Shallow groundwater strikes within the underlying natural superficial deposits were also encountered between 1.1m and 7.1m bgl.
- 5.78. Groundwater monitoring indicates that perched / shallow groundwater elevations within Made Ground and natural superficial deposits were recorded between 0.4m bgl and 7.1m bgl (between 62.71m and 85.41m AOD) and that these elevations are indicative of a hydraulic gradient to the west, southwest, which is consistent with the dip of local topography (towards the south west) but is also closely related to the depth of Made Ground. However, the full groundwater monitoring programme has yet to be completed and this may need to be updated following interpretation of the results.
- 5.79. The Celtic Investigation in 2008 suggested that deep groundwater strikes had been encountered within the underlying solid geology, but the depths could not be determined as water was added to the boreholes during the drilling process. Groundwater levels were recorded to have risen to between 0.7 m bgl to 5.5 m bgl within monitoring wells suggesting that groundwater was present and confined with a flow to the southwest. However, information from the WA 2020 Ground Investigation indicates that this was not bedrock that was encountered and is instead groundwater from within the natural superficial Glacial Till deposits.

- 5.80. The information to date indicates that shallow perched groundwaters are not likely to consist of one interconnected water body, but a series of interconnected perched water bodies. However, there are some areas of the site where perched waters within Made Ground are indicated to be in continuity with the underlying shallow groundwater within the natural superficial deposits.
- 5.81. Further groundwater monitoring, sampling and subsequent laboratory analysis is currently being undertaken to quantify the risks to controlled waters, determine the risk of groundwater migration and the impacts of any perched shallow groundwaters during development of the site. It should be noted that the most recent ground model for the site indicates that continuity between groundwaters within the natural superficial deposits and bedrock is highly unlikely due to a significant thickness (up to 40m in places) of predominantly cohesive Glacial Till.

Contamination

- 5.82. Several areas of potential hydrocarbon contamination and possible free product were identified from visual and olfactory evidence. Other areas of visual and olfactory evidence were also characterised by red dyes, acrid odours, black staining, iridescent sheens, asbestos containing materials, acrid odours, hydrocarbon odours and sewage / sulphur odours.
- 5.83. Identified contamination within soils included a range of localised to widespread exceedances of the screening values for metals (notably lead and arsenic), TPH fractions, PAH compounds, BTEX, Phenols, PCB's, VOC's, SVOC's and total cyanide within shallow Made Ground (<3.0m bgl) and occasionally within deeper Made Ground (>3.0m bgl). Asbestos fibres and debris at concentrations above the human health threshold of 0.001% have also been detected in shallow Made Ground Deposits.
- 5.84. Previous third-party site investigations indicated that there was limited evidence to suggest that significant contaminants were leaching from Made Ground into shallow and deeper groundwaters at the site and the assessments undertaken to date generally concur with these findings. While it has been confirmed that pathways are present in places between the perched groundwaters within Made Ground and underlying Glacial Till; continuity with groundwaters within the Principal Aquifer is considered highly unlikely due to the significant thickness of overlying low permeability Glacial Till.

Ground Gas

- 5.85. Monitoring of ground gases during previous third party investigations of the site recorded concentrations of carbon dioxide between <0.1% and 14.3% (typically between <0.1% and 9.8%), methane concentrations up to 30.5% (typically <0.1%) and gas flow rates of up to 2.3 l/hr. However, only three visits were undertaken.
- 5.86. Three rounds of ground gas monitoring has been undertaken from the WA 2020 Ground Investigation to date and concentrations of carbon dioxide between 0% and 17.4%, methane concentrations between 0% and 3.8% and gas flow rates of between -2.5 l/hr and 3.3 l/hr have been recorded. The preliminary results are indicative of Characteristic Situation 2 and ground gas protection measures will likely be required for new buildings. However, the full ground gas monitoring programme has yet to be completed and this will need to be updated following interpretation of the full set of results.

Vapours

- 5.87. Based on the ground conditions and contamination encountered it is anticipated that vapours could pose a risk to those identified receptors. Further assessments will be required to quantify the risk.

Key Receptors

- 5.88. Based on our current understanding of the site, potential receptors include:
- Human health – current site users, future site users, construction workers, and the general public / adjacent site users (includes residential properties and the school to the south).

- Controlled waters – groundwater within superficial Secondary A and Secondary Undifferentiated Aquifers, groundwaters within bedrock Principal
- Aquifer and Secondary B Aquifer and surface waters (Rochdale Canal). Groundwater within the deeper Principle Aquifer is considered to be the most sensitive groundwater receptor.
- Buildings / infrastructure (new and existing buildings, infrastructure and services).

Method of Assessment

- 5.89. The assessment will be carried out in line with EA guidance Land Contamination: Risk Management June 2019 (LCRM) and will be based on the findings of the WA (2020) Combined Phase I Preliminary Risk Assessment and Phase II Ground Investigation Report, which reviews available sources of information and previous site investigations carried out at the site.
- 5.90. The impact magnitude has been determined by considering the nature of change (including whether it is temporary or permanent), its severity, the duration of an effect (e.g. short/ medium/ long term) and the likelihood of an effect occurring, and the relative extent of the effects of contamination to the receptor, therefore, the risk assessment has been based on a qualitative assessment and professional judgement. Potential effects in terms of ground conditions tend to be local, therefore, the effects have not been considered in relation to different geographical contexts. The following scale has been used in terms of Impact Magnitude.

Level of Magnitude	Definition
Major	The proposals will cause the release of large areas of contaminants which are significantly above guideline values or release hazardous contaminants for the operational timescale of the development. Remediation will be required. Or for a positive impact, the proposals will significantly reduce large areas of contaminants.
Moderate	The proposals will cause the release of small areas of contamination close to the guideline values during the construction or operational timescale of the development. Remediation may be required. Or for a positive impact, small areas of contamination will be reduced.
Minor	The proposals will cause the release of contaminants that are below the guideline's values for a short period of time. Remediation will not be required; however, mitigation measures may be used to reduce the potential impact. Or for a positive impact, contaminants will be reduced, however, only from levels that were not originally above guidance values.
Negligible	Contaminants found at very low concentrations. Remediation will not be required.

- 5.91. The sensitivity is based on the relative importance of the receptor using the scale in the Table below.

Level of Sensitivity	Definition
High	Land to be used for human consumption (e.g. agricultural, allotments), highly sensitive ecosystems (e.g. SPA, SAC, SSSI, NNR) and the receptor being a public water supply.

Level of Sensitivity	Definition
Moderate	Parks and open spaces, regional or locally sensitive ecosystems and water bodies of medium quality.
Low	Commercial or industrial land uses, low to non-sensitive ecosystems (e.g. derelict land), water bodies of low quality and not a public water supply.

5.92. The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. The Impact Significance Matrix is set out below.

Magnitude	Sensitivity		
	High	Moderate	Low
Major	Major	Major – Moderate	Moderate – Minor
	Adverse/Beneficial	Adverse/Beneficial	Adverse/Beneficial
Moderate	Major – Moderate	Moderate - Minor	Minor
	Adverse/Beneficial	Adverse/Beneficial	Adverse/Beneficial
Minor	Moderate – Minor	Minor	Minor - Negligible
	Adverse/Beneficial	Adverse/Beneficial	
Negligible	Negligible	Negligible	Negligible

Summary of Assessment Scope

5.93. The table below summarises the proposed scope of the Ground Conditions Chapter, and the potential (unmitigated) effects:

Receptor	Impact	Potential Effect
Construction Workers	Direct contact, ingestion or inhalation of contaminants / dust / groundwater during construction	Adverse human health impacts
General Public and Current Site Users	Direct contact, ingestion (including consumption of vegetables and ingress via water supply pipes) or inhalation of contaminants / dust / groundwater	Adverse human health impacts

Receptor	Impact	Potential Effect
Future Residents / Site Users	Direct contact, ingestion or inhalation of contaminants / dust / groundwaters / ground gas and vapours (within enclosed spaces)	Adverse human health impacts
General Public / Adjacent Site Users	Direct contact, ingestion or inhalation of contaminants/ dust/ ground gas (including radon) or vapours	Adverse human health impacts
Surrounding Land	Migration of contaminated soils and groundwaters	Adverse impacts to neighbouring property (e.g. school and residential housing).
Groundwaters within superficial and bedrock Aquifers	Migration of groundwater through the ground (vertical and lateral)	Controlled waters contamination that could migrate and impact other receptors)
Surface water receptors (Rochdale Canal)	Surface water run-off / overland flow	Controlled waters contamination that could migrate and impact other receptors
Built Environment (existing adjacent buildings / infrastructure)	Direct contact; migration, ingress and accumulation of ground gases; infiltration of contaminants into pipes	Adverse human health impacts, damage to structures / concrete, explosion caused by ground gases

Potential Effects Prior to and after Mitigation

5.94. The potential impacts will be identified and assessed along with any mitigation measures that may be required. Mitigation measures include those items covered by the outline remedial strategy that has been produced for the site based on the information outlined above. It is understood that it will be the requirement of the appointed remediation contractor to establish a suitable remediation programme and to establish remediation criteria for approval by the relevant regulatory authority.

Water Resources, Flood Risk and Drainage

5.95. This section of the Scoping Report contains a baseline assessment of the hydrology, the potential impact the Site has on the hydrology during the construction (temporary) and operational (permanent) stages, and identifies any requirement for mitigation. For the purposes of this assessment, the term 'hydrology' includes risks associated with surface water and drainage and further includes an assessment of flood risk from all sources of flooding, namely:

- Tidal (flood risk from the sea)
- Fluvial
- Surface water
- Groundwater
- Artificial Sources (sewers, reservoirs and canals)

5.96. The Site is over 1ha in size and therefore requires a Flood Risk Assessment to support the planning application in line with NPPF guidance. Surface water management is also a key consideration at the Site with regards to both surface water and water quality control.

- 5.97. The development site is situated in the catchment of the River Medlock, which is located approximately 600m south of the site. The Site is located within Flood Zone 1 which is categorized by the Environment Agency as land assessed as having less than a 1 in 1,000 annual probability of river flooding (1% – 0.1%). Therefore, the Site is an area identified by the Environment Agency as at low risk of flooding from rivers and streams.

Baseline Conditions

- 5.98. The risk of fluvial flooding has been interpreted from the Environment Agency's (EA) online Flood Map for Planning. There are no Main Rivers in vicinity of the Site which would be the responsibility of the EA to maintain. The Flood Map indicates that the Site is wholly within Flood Zone 1 (Low Probability) and therefore it is considered that no hydraulic modelling will be required to inform this assessment.
- 5.99. The risk of surface water flooding has been assessed from the EA Long Term Flood Risk Map (Surface Water). The Flood Map show isolated areas of localized surface water flooding possibly locate in low spots on the site that hold water during rainfall events.
- 5.100. An intrusive site investigation was completed in February 2008 by Celtic, report reference, R1077/08/3328. The site investigation report indicates that the site was previously occupied by a brickworks up until around the 1950's and this has resulted in large clay pits being infilled across the site. As such, the underlying strata within areas around the periphery of the site consists of made ground to a maximum recorded depth of 2.70mbgl, which is underlain by Glacial Till deposits comprising of stiff boulder clays.
- 5.101. The Site is within a developed urban area. A Utility Survey for the Site shows the Site to be largely devoid of water, surface water and wastewater drainage. There is a small length of combined surface water and foul drainage, to all boundaries except the northern boundary that is flanked by the canal.
- 5.102. Within the clay pits areas, the underlying strata consists of greater depths of made ground, with a general depth of 2.0mbgl to 5.0mbgl but in some areas the made ground strata was found to be up to 10.1mbgl. Again, the made ground strata is underlain by Glacial Till deposits comprising of stiff boulder clays, with a maximum recorded depth of approximately 22.0mbgl. This is then underlain by bedrock, comprising mainly of sandstone and mudstone, at recorded depths between 16.6mbgl and 21.5mbgl.
- 5.103. This is supported by the information taken from the British Geological Survey (BGS) 1:50,000 Bedrock geology maps. These show that the site has superficial deposits comprising of both Glaciofluvial Sheet Deposits and Till, Devensian deposits, with the bedrock reported to be of both the Collyhurst Sandstone Formation, comprising of sandstone and the Manchester Marls Formation comprising of mudstone.
- 5.104. The Utility Survey shows there to be limited surface water drainage on-Site. It is presumed that surface water runoff from the Site will largely where ground conditions allow, infiltrate into the ground.
- 5.105. There are no reservoirs within or in close proximity to the Site and as such the risk from reservoir and flooding is considered low and is confirmed in the planning flood maps.
- 5.106. There is a canal that runs the entire length of the northern boundary. Due to existing topography (the canal is several meters below the site the risk from reservoir and canal flooding is considered low and is confirmed in the planning flood maps.

Method of Assessment

- 5.107. An initial desktop analysis of data and a site walkover survey have been undertaken to inform this scoping study. Further data will be collected as part of a Flood Risk Assessment (FRA) report. The assessment should identify and assess the risks of all forms of flooding to and from the proposed scheme and demonstrate:

- Consultation with the Environment Agency, Lead Local Flood Authority, United Utilities and other stakeholders.
 - Whether the proposed scheme is likely to be affected by current or future flooding from any source.
 - Whether it will cause increased flood risk elsewhere.
 - Whether the measures proposed to deal with these effects and risks are appropriate.
 - Justification of why the Sequential and Exception Tests are not required.
 - Sustainable Drainage Systems (SuDS) will be examined for mitigating the increases in site runoff. Requirements for this will be determined with consultation with the Environment Agency and Manchester City Council as Lead Local Flood Authority.
- 5.108. A hydrological assessment will be undertaken to establish local drainage catchments and overland flow routes. The hydrology ES Chapter will include a review and summary of relevant legislation and national, regional and local planning policy relevant to the water environment. Assessment in the form of a drainage assessment in accordance with the CIRIA guidance 'The SuDS Manual C753' will be undertaken by:
- Site visit and hydrological/drainage surveys;
 - Baseline hydrological assessment, data acquisition and regulatory consultation;
 - Hydrological analysis (taking into account climate change);
 - Sustainable drainage system design; and
 - Surface water quality risk assessment & pollution control review.
- 5.109. This chapter will consider potential impacts to the Site and the surrounding area over the lifetime of the development and propose appropriate mitigation measures if required. The assessment of the significance of impact will be informed by the valuation of the watercourse and the magnitude of impact. In line with the DMRB guidance, the magnitude of impact will be determined only for residual impacts following mitigation.
- 5.110. The Environment Agency groundwater maps show that the superficial deposits are classified as Secondary undifferentiated strata. These are defined as areas where it has not been possible to attribute either category A or B to a rock type, respectively. In most cases this is due to the variable characteristics of the rock type.
- 5.111. The bedrock is classified as both a Principal Aquifer (Collyhurst Sandstone Formation) and a Secondary B Aquifer (Manchester Marls Formation). Principal Aquifer areas are defined as those that exhibit high permeability and/or provide a high level of water storage that may also support water supply and/or river base flow on a strategic scale, whereas Secondary B Aquifer areas are defined as areas with lower permeability layers that may store and yield limited amounts of groundwater.
- 5.112. The Environment Agency groundwater maps also indicate that the Site is not situated within a groundwater Source Protection Zone (SPZ). The Celtic Ground Investigation Report indicated that groundwater strikes were recorded across the site but these seem to be indicative of perched groundwater above the impermeable clay strata.
- 5.113. Consultation is required with the Environment Agency, Manchester City Council (Lead Local Flood Authority) and United Utilities to assess the risk from all sources of flooding to and from the proposed development to ensure flood risk is not exacerbated.
- 5.114. Any committed developments will also be included in the ES Chapter in terms of their impact on flood risk and surface water drainage.

- 5.115. The ES chapter will summarise the findings and recommendations of the DA. Recommendations will be made for mitigation measures in order to minimise the potential effects of the proposed development on water quality and drainage. Any residual effects will be identified as well as the potential for relevant cumulative effects associated with any other developments nearby.

Summary of Assessment Scope

- 5.116. The key issues relating to hydrology and flood risk as a result of the proposed development comprise the following (during the construction and operational phases):

- Possible surface water pollution during the construction and operational phases;
- Effect on surface water attributes, including water quality;
- Increased on and off-site surface flood risk;
- Impact on the public drainage network (foul and surface water), both in terms of water quality and capacity; and
- Assessment of cumulative impacts where relevant.

Receptor	Impact	Potential Effect	Scoped In/Out
Impacts during Construction (Existing sensitive receptors)	Increased contaminated surface runoff volumes due to the stripping of soil, with secondary impacts on flooding	Temporary adverse	In
	Siltation of the nearby canal during soil-stripping, compound preparation, soil storage and other earthworks, due to loosening of sediment	Temporary adverse	In
	Water pollution from silt-laden runoff (and enhanced nutrient loading of canal) if allowed to drain into the Canal untreated	Temporary adverse	In
	Harm to aquatic ecology if siltation occurs where topsoil sediment contains organic particulates, due to reduced oxygen levels and increased oxygen demand	Temporary adverse	In
	Direct adverse impact upon water quality due to the release of any site substances (e.g. fuel, de-icer) as the result of an accidental spill, leading to harm to aquatic ecology	Temporary adverse	In

Receptor	Impact	Potential Effect	Scoped In/Out
	Contamination of groundwater if contaminants are mobilised, pass onto permeable land and percolate down to contaminate the Groundwater (WA to provide commentary on risk to groundwater from pollutants)	Temporary adverse	In
Impacts during Operation (Existing sensitive receptors)	There are no additional impacts to existing receptors during operation. The aforementioned impacts to the existing sensitive receptors during construction will be mitigated as part of the EIA, therefore there will be a negligible impact on the existing receptors during operation.	Negligible	In
Impacts during Operation (Proposed sensitive receptors)	Permanent changes to existing drainage patterns and overland flow routes (due to permanent changes in land use) both upstream and downstream. This could increase the surface water flood risk by exacerbating and/or restricting surface water runoff	Permanent adverse	In
	Uncontrolled discharge of surface water runoff from hard standing surfaces could result in temporary localised flooding on the site and in areas downstream	Permanent adverse	In

Ecology

- 5.117. This section will consider the scope of likely impacts upon the potential ecological receptors resulting from the construction and operation of a proposed residential development on land at the former Jacksons Brickworks Site between Ten Acres Lane and Mitchell Street, Newton Heath, Manchester. The assessment considers all land within the Application Boundary (Site), with appropriate survey/data radii

being applied for relevant species groups/taxa. The development proposal is for up to 900 residential units (including apartments) plus a secondary school.

- 5.118. The chapter will set out the surveys undertaken to date, how the baseline has been informed and what methodology will be used for the impact assessment. The planning application follows the remediation of the Site, which has been assessed via a separate planning application. The remediation will involve total loss of vegetation cover although at the assessment is based on the current condition of the site in its vegetated state⁴.
- 5.119. Ecological surveys have been undertaken by The Environment Partnership (TEP) during 2020 and associates, and are supported by a number of baseline reports, including the following:
- Ecological Assessment (TEP 2020) (including Extended Phase I Habitat Survey and Desk Study);
 - Baseline Aquatic Macrophyte Survey (Goldsmith Ecology 2020);
 - Bat Survey Report (TEP 2020);
 - Breeding Bird Survey (TEP 2020); and
 - Reptile Survey Report (TEP 2020).
- 5.120. In addition, TEP have prepared a report on Biodiversity Net Gain opportunities including analysis of biodiversity losses/gains via the DEFRA Metric v 2.0. This report has been informed by the preliminary layout
- 5.121. The Site, as defined by the planning application boundary is c.20 ha in extent and comprises semi-natural broad-leaved woodland, dense scrub and rough grassland. The Site is located to the south of the A62, with the Rochdale Canal running along the northern boundary, Ten Acres Lane lies beyond the western boundary, a residential estate including Briscoe Lane Academy and Day nursery is located to the south with residential and retail development to the east. The approximate central grid reference for the Site is SD87582 00287. The Site is relatively isolated from other semi-natural habitats other than a potential link along the Rochdale canal westwards and then well vegetated railway embankments to Clayton Vale and the River Medlock to the south.
- 5.122. The Rochdale Canal Special Area for Conservation (SAC) and Site of Special Scientific Interest (SSSI) is located 1.45km to the north-east of the Site.
- 5.123. The woodland and grassland (mosaic) habitats on Site are also noted on DEFRA's MAGIC inventory as being of Principal importance for conservation for Deciduous Woodland and Open Mosaic Habitats on Previously Disturbed Ground⁵ (OMH). In regard to these habitats, the Ecological Assessment (TEP 2020) concludes that neither are present stating with respect of woodland that '*The woodland on Site does not represent a S41 habitat in its current condition and would require significant management inputs over time to achieve that status*'. Regarding OMH the Appraisal states '*...although there is open grassland mixed with encroaching scrub in the west, the species diversity is relatively low and is indicative of a more nutrient rich substrate than would typically be associated with OMH*'. For the purposes of the assessment it is considered that Priority habitats are absent from Site.

Baseline Conditions

- 5.124. The baseline conditions have been derived by undertaking a number of surveys during 2020. The methods and results of the surveys are provided in Appendix 1 Ecological Assessment (TEP 2020), All of

⁴ This being confirmed in a meeting with Manchester City Council and Greater Manchester Ecology Unit on 2nd December 2020.

⁵ Marked as Draft/Unverified on MAGIC

the surveys were undertaken in line with industry standard methodology and there were no significant limitations to any of the surveys/assessments.

5.125. The key (valued) receptors to be considered in the Ecology Chapter of the Environmental Statement are:

- Rochdale Canal SAC/SSSI and Hollinwood Branch Canal SSSI.
- Woodland and grassland habitats.
- Bats. No roosting bats or suitable habitats were recorded, however the Site supports foraging bats.
- Breeding birds. A range of widespread species were recorded during the surveys.
- Reptiles: A small population of slow worm *Anguis fragilis* has been identified in the western grassland parts of the Site.
- Invasive non native species (INNS): Japanese knotweed *Reynoutria japonica* and pontic rhododendron *Rhododendron ponticum* are present within the woodland on Site, with Nuttall's waterweed *Elodea nuttallii* and New Zealand pygmyweed *Crassula helmsii* recorded from the survey of the adjacent Rochdale Canal.

5.126. In terms of assessment of impacts these will be considered in both construction and operation. Construction impacts will include initial habitat clearance although the details of the remediation aspects will not be discussed as these are covered in the earlier planning application. Operational impacts are defined as being those arising from the presence of housing, roads and infrastructure as well as the presence of residents.

5.127. The likely construction phase impacts are as follows:

- Loss of vegetated habitats due to clearance, prior to extensive remediation.
- Bats: loss of foraging/commuting habitat and disturbance.
- Birds: Loss of nesting habitat and incidental loss of active nests.
- Slow worm: Incidental harm during Site clearance.

5.128. Likely Operational phase impacts are as follows:

- Incidental pollution of the Rochdale Canal (from vehicles etc).
- Recreational pressure on the Rochdale Canal.
- Bats: impact of street and security lighting on key foraging habitats.

Method of Assessment

5.129. The methodology complies with the principles set out within Chartered Institute of Ecology and Environmental Management (CIEEM, 2016) guidance, especially regarding the evaluation of receptors, which is detailed below.

5.130. The assessment of significance of impacts will be determined by identifying the presence of ecological features; evaluating their importance or value and defining the magnitude of the effects. In order to objectively assess effects arising from a particular development/activity it is essential to establish the sensitivity of each ecological receptor. The sensitivity will be evaluated within a geographical context, with each receptor falling into one (or more) of the following categories:

- International and European;
- National (within England);
- Regional (North West);
- County/ Metropolitan (Greater Manchester);

- Local (Newton Heath);
 - Site (i.e. within the defined survey area); and
 - Of negligible importance.
- 5.131. When a receptor falls into more than one category, it is considered to be within the highest level. Some receptors can be readily assigned to one of the above categories, particularly Sites that support designations. For example, a Site with a designation assigned through European legislation, such as a Special Area of Conservation (SAC) would normally be considered of International Value a Site of Special Scientific Interest (SSSI) designated by UK statute would be of National Importance; and a Site designated by a Local Authority would be of County Importance.
- 5.132. Individual species may be protected under European or National legislation; such protection is relevant to the assignment of value to such species, but additional factors, such as Site supported population size and the nature of the distribution of the species are also considered. It is possible therefore for an evaluation of a small Site supported population of great crested newt (recognised in international policy/protection) to be of less than international value, given the contribution of the Site supported population to the overall meta-population.
- 5.133. Receptors which are considered to be of value at local level or higher for which significant impacts can be reasonably anticipated are identified as valued ecological receptors and are discussed throughout the report. Receptors which are not exposed to negative (or positive) effects will be excluded from the assessment.
- 5.134. Likely impacts on the receptors occurring within the Site will be identified through consideration of the proposals. The impacts will be characterised with reference to the following:
- whether an impact is considered to be positive or negative;
 - the extent/magnitude of the impact;
 - duration of the impact, its timing and frequency; and
 - whether any of the impacts are cumulative in effect.
- 5.135. Both positive and negative impacts/effects will be determined according to whether the change is in accordance with nature conservation initiatives and policy. The definitions provided within CIEEM guidance (2016) are detailed within the table below.

Definitions of Positive/ Negative impacts.

Positive	A change that improves the quality of the environment e.g. by increasing species diversity extending habitat or improving water quality. Positive impacts may also include halting or slowing an existing decline in the quality of the environment.
Negative	A change which reduces the quality of the environment e.g. destruction of habitat, removal of species foraging habitat, habitat fragmentation, pollution

- 5.136. Following impact characterisation, assessments will be made based on professional judgement, as to whether there would be any corresponding loss of integrity (of a Site or ecosystem) or whether the conservation status (of a habitat or species) is likely to be affected, i.e. whether the magnitude of impact(s) would be 'significant' in ecological terms.
- 5.137. As indicated in the CIEEM guidance, the impact may influence the conservation status and integrity of receptors, and effects may be judged to be significant in ecological terms even at the Site level.

5.138. Regarding cumulative assessment, two types of cumulative effects will be assessed:

- Type 1 Effects: The combination of individual effects (for example noise, dust and visual effects) from a development on a particular receptor; and
- Type 2 Effects: Effects from several committed developments, which individually might be insignificant, but when considered together could create a significant cumulative effect.

Summary of Assessment Scope

The table below summarises the proposed scope of the Ecological Impact Assessment Chapter, and the potential (unmitigated) effects.

Proposed scope of Ecological Impact Assessment Chapter

Receptor	Impact	Potential (unmitigated) Effect
Rochdale Canal	Surface water run-off and accidental pollution (operational). Recreational pressure (operational)	Significant adverse
Woodland and grassland habitats.	Loss of vegetated habitats (construction)	Significant adverse
Foraging and Commuting Bats.	loss of foraging/commuting habitat and disturbance (construction) and disturbance through inappropriate lighting (operational)	Significant adverse
Slow worm	Incidental harm during site clearance (construction)	Significant adverse
Breeding birds.	Loss of nesting habitat and incidental loss of active nests (construction)	Significant adverse

5.139. In terms of habitat losses, a biodiversity Metric will be supplied based on the indicative masterplan to determine whether or not an overall gain in biodiversity will be achievable. The baseline for the Metric will be the vegetated (pre-remediation) site condition.

Socio-Economics

5.140. The chapter will assess the likely significant effects of the Proposed Development on the environment with respect to socio-economic impact.

- 5.141. It will include an assessment of the policy context in which investment will be delivered, consideration of baseline conditions, methods used to assess the effects, review of local service provision and the potential effects of the Proposed Development during both its construction and operational phases.

Baseline Conditions

- 5.142. The socio-economic impact chapter will include a review of baseline conditions including:

- Population
- Employment and GVA
- Housing
- Local Authority Income Effects
- Education
- Healthcare
- Open space and recreational facilities
- Crime

- 5.143. A range of published data sources will be drawn upon to understand both the social and economic characteristics of the area as a starting point for the assessment, this includes ONS Annual Population Survey, Business Register and Employment Survey, UK Business Counts, and the 2011 Census.

Method of Assessment

- 5.144. Socio-economic impacts will be assessed for both the construction and operational phase against the baseline conditions.
- 5.145. As there are no recognised definitive criteria for the assessment of socio-economic effects, ekosgen will take a structured approach to quantifying and assessing the scale and nature of potential effects (relative to baseline conditions) based on their knowledge of overarching guidance and experience of working in the subject area. Official guidance and robust benchmarks will be drawn upon to assess the likely impacts where possible. In cases where effects could not be quantified, a qualitative judgement will be made, drawing on professional experience.

Summary of Assessment Scope

- 5.146. Below is a summary of the assessment scope, initial judgement has been made to assess what the impacts may be although the final assessment will be based on the review of baseline conditions and a detailed assessment of proposition and impacts and therefore may differ.

Proposed scope of Socio-economic Impact Assessment Chapter

Receptor	Impact	Potential Effect
Population	There will be an uplift in population attracting more people to the area, enhancing the vitality of the local area as well as increasing passive surveillance, helping to reduce crime and antisocial behaviour.	Beneficial
Employment and GVA	During the construction phase there will be a temporary employment uplift. During the operational phase permanent employment will be accommodated.	Beneficial
Housing	Significant uplift in the number of homes within the local area.	Beneficial

Receptor	Impact	Potential Effect
Local Authority Income Effects	The introduction of new residential properties and school premises will generate additional Council Tax and Business Rates income for the local authority.	Minor Beneficial
Education	The provision of a secondary school on site suggests there would be a positive impact upon local education institutions (assuming the capacity exceeds growth in demand from secondary school aged residents). However, depending on the additional demand from primary school aged residents and the capacity available at local primary schools there may be an adverse impact upon local primary school provision.	Unknown at this stage.
Healthcare	Additional demand for healthcare facilities as a result of the uplift in population is expected, although a proportion of residents in the Proposed Development will be not be new to the Assessment Area or the local authority and will already be registered at local facilities. Depending on the capacity within local healthcare services (GPs and Dentists) and the expected additional demand from residents there may be an adverse impact upon local healthcare provision.	Negligible – Minor Adverse
Open space and recreational facilities	The Proposed Development will increase the use of the existing leisure facilities and greenspace within close proximity to the Site.	Minor Adverse
Crime	The Proposed Development will provide natural surveillance, reduce the sense of isolation and create a better sense of place and community, which in turn can help to reduce criminal activity.	Minor Beneficial

6. Scoping Summary

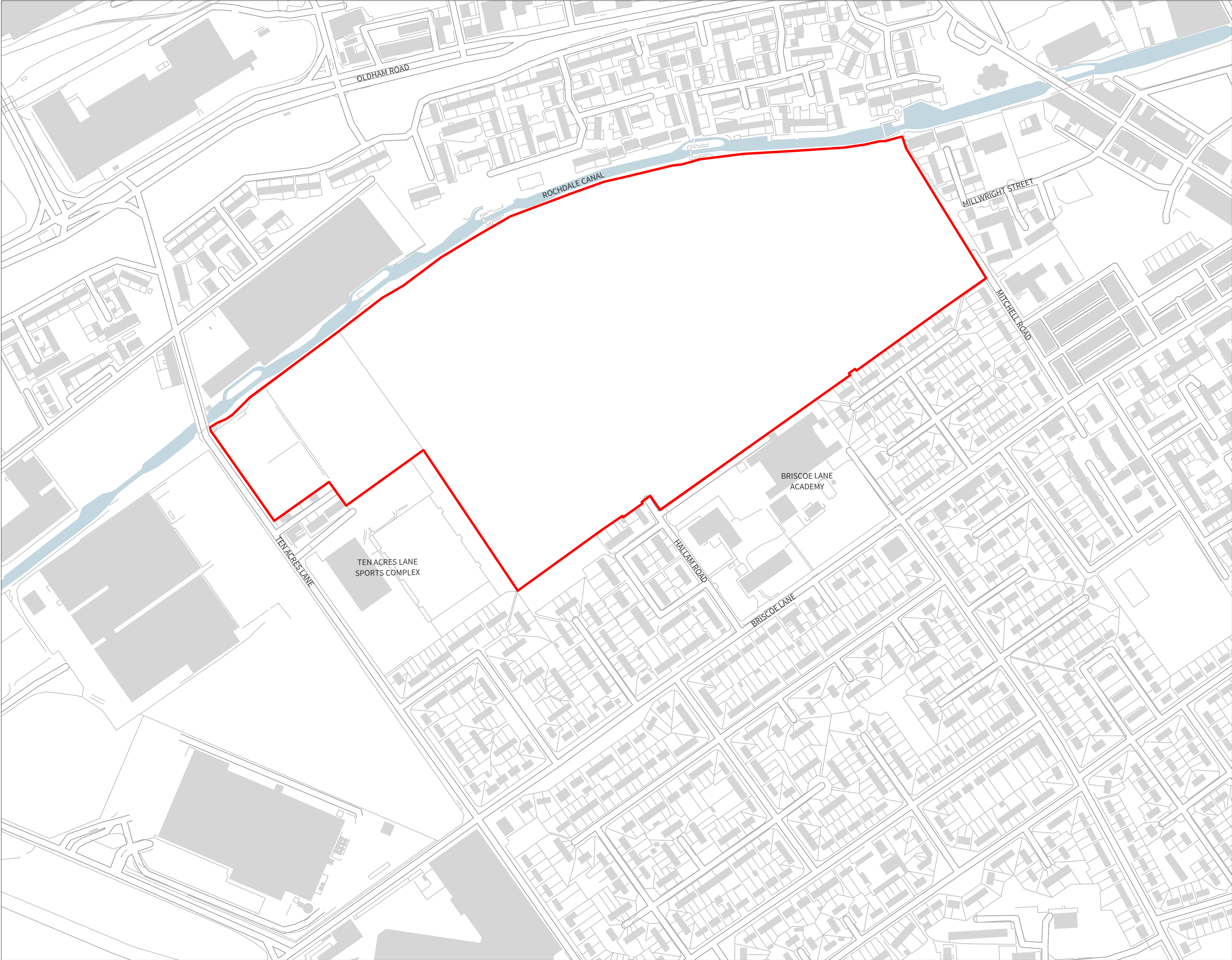
- 6.1. This Scoping Report has been prepared in order to assist the Local Planning Authority (LPA) with the adoption of a Scoping Opinion under Regulation 13 of the Town and Country Planning (EIA) (England) Regulations 2017 (as amended) (the "EIA Regulations").
- 6.2. As required by Regulation 6, paragraph 2, this report contains:
- A brief description of the nature and purpose of the development and of its possible effects on the environment.
 - A plan sufficient to identify the land enclosed at Appendix A.
- 6.3. The report has provided details of the possible significant effects of the Proposed Development on the environment. Full assessment will be undertaken prior to the submission of a planning application to assess the significance of the effects.
- 6.4. Table 6.1 provides a summary of the scoping exercise undertaken and the technical disciplines that will be considered within the ES. It also identifies what supplementary technical reports will be prepared and submitted as standalone documents in support of the application.

Table 6.1: Scoping Summary

Subject	ES Chapter	Non EIA Assessment	Consultant
Air Quality	✓	✗	Wardell Armstrong
Archaeology	✗	✓	Wardell Armstrong
Climate Change	✗	✓	ECS
Daylight, Sunlight and Overshadowing	✗	✗	N/A
Ecology and Biodiversity	✓	✗	Wardell Armstrong
Electronic Interference	✗	✗	N/A
Geology and Ground Conditions	✓	✗	Wardell Armstrong
Heritage	✗	✗	N/A
Townscape and Visual Impact	✓	✗	Planit-ie
Human Health	✗	✗	N/A
Noise and Vibration	✓	✗	Wardell Armstrong
Socio-Economic Issues	✓	✗	Ekosgen
Traffic and Transport	✓	✗	Vectos
Water Resources	✓	✗	AJP / Wardell Armstrong
Wind Microclimate	✗	✗	N/A

- 6.5. Scoping of significant effects is preliminary and further work will be undertaken as part of the detailed technical analysis.

Appendix A: Site Plan



C

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6. This drawing must be read with the relevant specification clauses and detail drawings.

7. Order of construction and setting out to be agreed on site.

SCALE BAR @ A2

0m

20m

40m

60m

80m

100m

KEY

Application Site Boundary

S1-P0108-12-20

For Information

HB

LF

Revision	Date	Description	Drawn	Apprvd.

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Your Housing Group

Project

Jacksons Brickworks

Drg Title

Red Line Boundary Plan

Created on

Created by

Approved by

20/11/2020

HB

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Scale

Size

Workstage

1:2500

A2

Information

Drg No.

Suitability

Revision

2490-PLA-00-00-DR-U-0010

S2

P01

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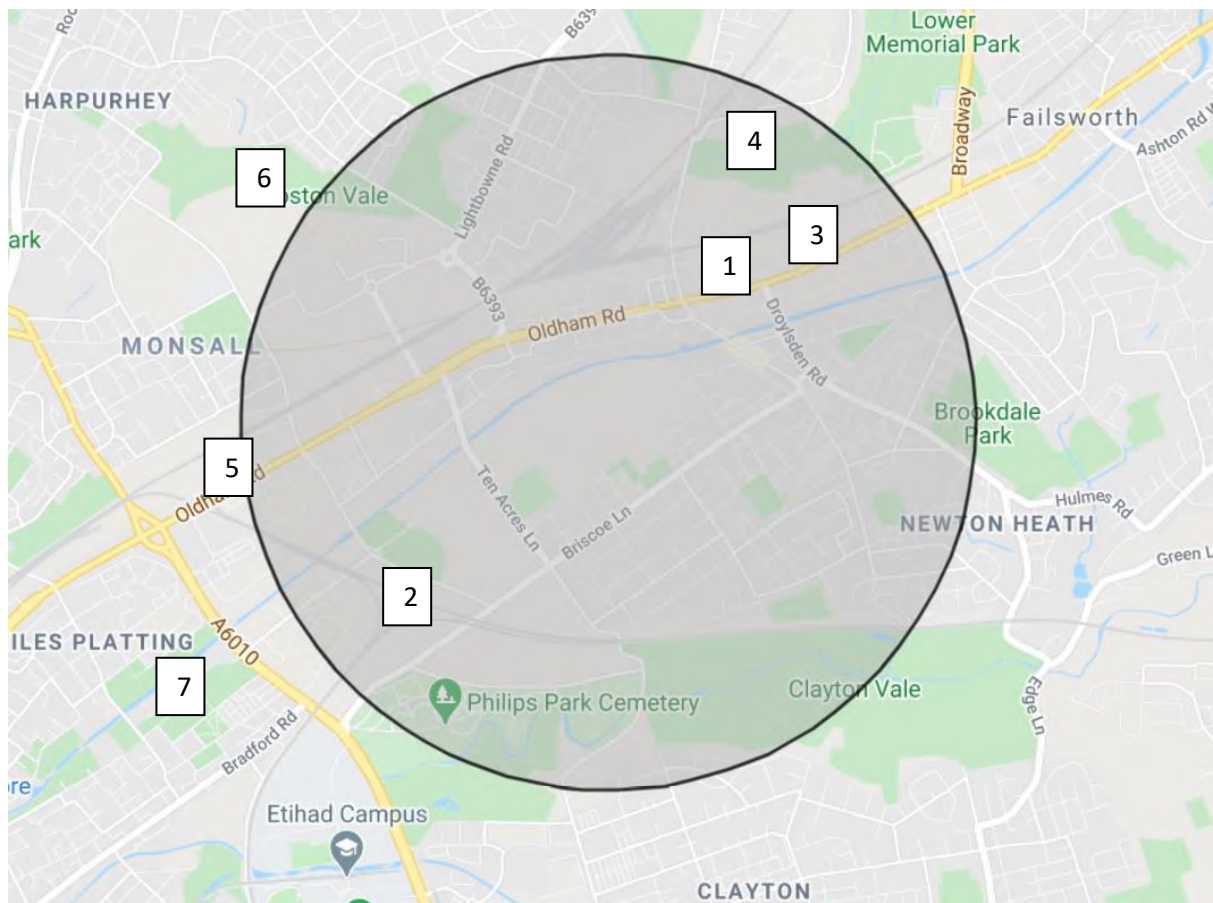
Appendix B: Cumulative Developments

Jacksons Brickworks, Ten Acres Lane – Committed Developments

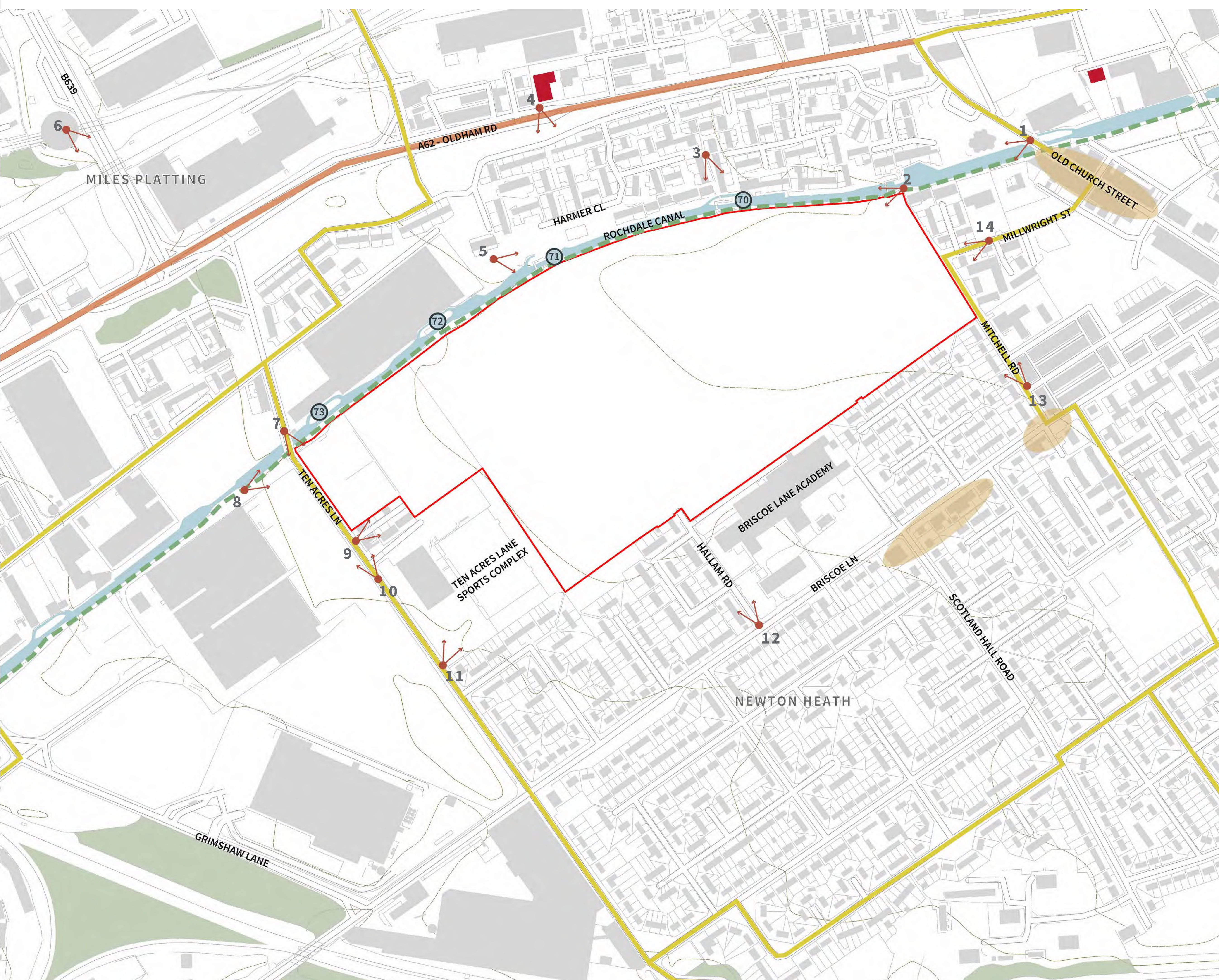
#	PP Ref	Address	Description of Development	Status	Distance from Site
1	125990/FO/2020	Land Off Oldham Road (A62), Dulverton Street, Holyoak Street And Droylsden Road Manchester	Erection of a part 4 (plus ground), part 5 (plus ground) storey building to form 100 residential apartments (Use Class C3a) together with ground floor commercial floorspace (Use Classes A1, A2, A3, B1 and D1) (211 sqm) and erection of 39 two and three storey dwellinghouses (Use Class C3a) along with associated access, landscaping, boundary treatment and car parking.	Approved May 2020	380m
2	123295/FO/2019	Former Workshop, Arkady Industrial Estate, Briscoe Lane Manchester M40 2XG	Erection of a light industrial and storage/distribution building (Sui Generis) (3251 sqm) with associated car parking and boundary treatment	Approved May 2020	480m
3	126281/FO/2020	Dob Brook Close Manchester M40 1DB	Erection of 8 no. x two storey dwellinghouses and erection of a three storey building to form 16no. apartments together with boundary treatments, landscaping and other associated works.	Approved August 2020	500m
4	121841/FO/2018	Reliance Street Waste Management Site, Reliance Street Manchester M40 3EZ	Replacement of existing waste reception building with modern purpose built Mechanical Treatment and Reception (MTR) building and associated welfare facilities.	Approved March 2019	770m
5	128133/FO/2020	497 Oldham Road Manchester M40 5AA	Erection of single storey building to form light industrial and distribution unit (sui generis)	Validated November 2020 Pending approval	870m

#	PP Ref	Address	Description of Development	Status	Distance from Site
6	127629/FO/2020	Land To The South West Of Moston Vale, Manchester	Erection of a battery energy storage facility, including 12 x battery containers, Power Conversion Systems, substation, switchroom/control room, fencing and gates, with ancillary works associated with the development	Approved November 2020	1100m
7	125596/FO/2019	Land Bounded By Hulme Hall Lane, Varley Street, Iron Street, Coleshill Street And Rochdale Canal Manchester M40 8HH	Planning Application for housing-led mixed use redevelopment comprising: a maximum of 410 new dwellings (Class C3); and comprising Class E (maximum floorspace 744 sq.m GIA in total); recreation open space and landscaping; and associated access off Hulme Hall Lane, Varley Street and Iron Street, infrastructure provision and car parking	Approved November 2020	1400m

Map to show Committed Developments



Appendix C: TVIA Viewpoints



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LOCATION PLAN

KEY

- Site Boundary
- Listed Building
- Key Viewpoints for Remediation Application and Full Application
- Key Additional Viewpoints for Full Application
- Proposed Beeways
- Proposed Busy Beeway
- National Cycle Network Route 66
- Canal Lock
- Local Centre

KEY VIEWPOINTS

1. Old Church Street Bridge
2. Rochdale Canal Towpath and Footbridge
3. Benville Walk
4. Church Of St Wilfrid And St Ann, Oldham Road
5. Hapsford Walk
6. Central Park Tram Stop
7. Rochdale Canal Bridge
8. Rochdale Canal lock 74
9. Makkah Close
10. Ten Acres Lane
11. Ten Acres Lane Sports Complex
12. Hallam Road
13. Mitchell Street
14. Millwright Street
15. Philip's Park Cemetery

S1-P02	10-02-21	Amended Views Plan	BW	GW
S1-P01	03-12-20	Views Plan	BW	GW
Revision	Date	Description	Drawn	Apprvd.

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Client Your Housing Group

Project Jacksons Brickworks

Drg Title TVIA Viewpoints - Outline Application 1:2000 A1

Created on	Created by	Approved by
10/02/2021	BW	GW
Scale	Size	Workstage
1:2000	A1	Information

Drg No.	Suitability	Revision
2490-PLA-00-00-DR-U-010	S2	P02



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LOCATION PLAN

KEY

Site Boundary

Grade II Listed Philip's Park Cemetery

Long Range Viewpoint

S1-P01	11-02-21	Amended Ownership Boundary	BW	GW
S1-P01	03-12-20	Long Range View	BW	GW
Revision	Date	Description	Drawn	Apprvd.

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Client

Your Housing Group

Project

Jacksons Brickworks

Drg Title

LVA Viewpoints - Long-range View

Created on	Created by	Approved by
11/02/2021	BW	GW

Scale	Size	Workstage
Not To Scale	A1	Information

Drg No.	Suitability	Revision
2490-PLA-00-00-DR-U-0011	S2	P02

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Appendix D: Noise Receptors Plan



Deloitte.

Real Estate

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