

Project Name / Location:	Medieval Quarter and Glade of Light	Post Code:	M3 1SX
Completed by:	Adam Liu	Project Number:	HLA037a
Grid Reference:	SJ 83891 98738	Date:	26/02/2021
Client Name:	Manchester City Council		

SITE VISIT ASSESSMENT

1. General Site Description			
The site is located on Victoria Street, Manchester, M3 1SX.			
The site itself runs from Hunts Bank to the North, along Victoria Street to the junction with Deansgate to the South, and includes the areas of lawn and trees, implemented as part of the Cathedral Gardens scheme to the East.			
2. Is the site on or near a designated protected area, e.g. SSSI, nature reserve etc?			
Yes	☐	No	☒
		Needs Checking	☐
Search designated protected areas that directly affect the site using for example:			
http://www.magic.gov.uk/	http://www.snh.org.uk/snhi/	http://www.naturalresourceswales.gov.uk	
Search designated protected areas within 2km radius of the site (using web-sites above)			
Anything Identified:	No		
Search designated protected areas within 5km radius of the site (using web-sites above)			
Anything Identified:	No		
3a. Is the site near or will the work affect any protected species e.g., Birds, Bats, Badgers, etc?			
Yes	☐	No	☒
		Needs Checking	☐
3b. Is the site near or will the work affect any invasive species (flora & fauna) e.g., Japanese Knotweed, Himalayan Balsam, Signal Crayfish etc.			
Yes	☐	No	☒
		Needs Checking	☐
Search National Biodiversity Network Gateway: http://data.nbn.org.uk			
Anything Identified:	No		
Is an ecological survey required?	Yes	☒	No ☐
Has an ecological survey been conducted?	Yes	☒	No ☐

Who conducted the survey and when?		Pennine Ecological conducted a survey in June 2018.	
4. Will the work require the removal of, vegetation e.g. Trees, hedgerow etc?			
Yes	☒	No	☐
Needs Checking		☐	
If yes, provide details	There are 2no. existing trees to be removed.		
5. Are there any Tree Preservation Orders (TPOs)?			
Yes	☐	No	☒
Needs Checking		☐	
If yes, provide details			
6. Is the site close to listed buildings or in a conservation area?			
Yes	☒	No	☐
Needs Checking		☐	
Check the MAGIC (England & Wales) website http://www.magic.gov.uk/			
Check the Historic England (England) web-site: https://historicengland.org.uk/listing/the-list			
Check the Historic Scotland web-site: http://www.rcahms.gov.uk/search.html			
Check the Welsh Historic Monuments web-site: http://www.cadw.wales.gov.uk/			
Anything Identified:	Manchester Cathedral and Chetham's School of Music.		
7. Is the site in or will the works affect any areas of cultural heritage importance e.g., archaeology, historic buildings, Scheduled Ancient Monuments (SAMs), conservation areas etc?			
Yes	☒	No	☐
Needs Checking		☐	
If yes, provide details	The site is within Manchester's Medieval Quarter, a Written Scheme of Investigation has been produced during the design period, and an archaeological watching brief will be required for some activities.		
8. Is the site on or near contaminated land? Is there likely to be a significant amount of soil strip and / or landscape restoration? If so, is there any need for a Geotechnical survey?			
Yes	☐	No	☒
Needs Checking		☐	
If yes, provide details			
9. Is there evidence of wastes dumped / fly tipped OR are there any residual biological agents that require management e.g., pigeon droppings or evidence of rodents?			
Yes	☐	No	☒
Needs Checking		☐	
If yes, provide details			
10. Is the work likely to produce hazardous (or Special in Scotland) waste materials?			

Yes	☐	No	☒	Needs Checking	☐
11. Is the work close to or likely to effect a controlled watercourse (i.e., stream, river, canal, groundwater) e.g., from abstraction works, discharging into or working in a controlled watercourse?					
Yes	☒	No	☐	Needs Checking	☐
If yes, provide details	The site is adjacent to the River Irwell, however no works take place in or over the watercourse.				
12. Is the site liable to flooding?					
Yes	☐	No	☒	Needs Checking	☐
Check the following websites: EA (England & Wales) : http://www.environment-agency.gov.uk/homeandleisure/floods/31650.aspx SEPA (Scotland) : http://www.sepa.org.uk/flooding.aspx					
If yes, provide details					
13. Does the site have any surface / foul water drains?					
Yes	☒	No	☐	Needs Checking	☐
If yes, is a Drainage Plan available?	Yes.				
14. Is there a potential to cause a nuisance impact (i.e., noise; vibration; dust; odour; visual impact; light; traffic) to residential or commercial properties?					
Yes	☒	No	☐	Needs Checking	☐
If yes, provide details	Adjacent properties include Manchester Cathedral and Chetham's School of Music.				
15. Is there any need for an environmental noise or vibration survey or a traffic impact assessment?					
Yes	☐	No	☒	Needs Checking	☐
If yes, why?					
16a. Additional comments					

16b. Attach photographs, where necessary.

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17. Are any of the following environmental regulatory commitments required?				
General / Planning	Requirements	Yes	No	Details / Comments
Environmental Impact Assessment (EIA)	EIAs required for large projects likely to have an impact on the environment e.g. new roads / motorways, power station, refineries, incinerators, coastal defence works – produced as part of the planning application process.	☐	☒	
Marine Licence	For construction works, dredging and deposits out to sea, may also include works on harbours, estuaries, coast / beaches (e.g., coastal defence works) and any area covered by mean high water.	☐	☒	
Planning permission – constraints & obligations e.g. section 106 (England & Wales) section 75 (Scotland)	Planning constraints and obligations will stipulate environmental requirements that need to be reviewed and implemented during construction e.g., remediation strategies, working times, tree retentions, ecological enhancements etc.	☒	☐	Planning permission granted on 21/01/2021.
Cultural Heritage	Requirements	Yes	No	Details / Comments
Listed building consent	Required to demolish a listed building, or alter or extend it in a way that affects its character or appearance as a building of special architectural or historic interest, you must apply for listed building consent from the local planning authority.	☐	☒	
Scheduled Ancient Monuments consent	Scheduled Monument Consent must be made before any work can be carried out which might affect a monument either above or below ground level. Works requiring scheduled monument consent are defined as anything resulting in the demolition or destruction of a scheduled monument, any works for the purpose of removing or repairing a monument or making alterations or additions, or any flooding or tipping operations.	☐	☒	
Conservation area – demolition	A building / structure in a conservation area is not to be demolished without planning permission from the local planning authority. The permission is separate from any necessary planning permission for the development.	☐	☒	

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Ecology	Requirements	Yes	No	Details / Comments
Works affecting protected species i.e., European Protected Species Licence	Licence required to move, handle or work close to protected species and / or their habitats. Ecology survey for project should identify any protected species and the appropriate mitigation available.	☐	✓	
Works affecting designated areas	You need permission / approval from the regulator for working in / near to SSSIs, AONB, SPAs, SACs etc. – usually part of planning.	☐	✓	
Fish removal / introduction consent	If you supply fish or move fish from a watercourse as part of works on a watercourse or any other reason you will need a permit from the regulator.	☐	✓	
Any Tree preservation orders (TPOs)?	A tree with a TPO cannot be removed without approval from the local authority – also applies to groups of trees.	☐	✓	
Pruning, uprooting or felling of non-protected trees - Tree Felling Licence?	Required for removing >0.5m ³ per calendar quarter – exemptions do apply e.g., grant of planning permission for the works.	☐	✓	
Pruning, uprooting or felling of trees in a conservation area	Removal of trees not covered by TPO in conservation area requires written notice to the LPA of any proposed work, describing what you want to do, at least six weeks before the work starts – gives the LPA an opportunity to consider protecting the tree with a TPO. You do not need to give notice of work on a tree in a conservation area less than 7.5 centimetres in diameter, measured 1.5 metres above the ground (or 10 centimetres if thinning to help the growth of other trees) – exemptions apply.	☐	✓	
Works affecting hedgerows i.e., Hedgerow Removal Notice?	Countryside hedges (or parts of them) protected from removal. If the hedgerow is 'important' according to criteria set out in the Regulations, the LPA may prohibit its removal by issuing a retention notice – consult with LPA.	☐	✓	

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Waste	Requirements	Yes	No	Details / Comments
Hazardous waste registration (Wales only)	Required for construction sites in Wales if >500 kgs of hazardous waste will be produced in a 12 month period.	☐	✓	
Waste Environmental Permit / Exemption (England & Wales)	Required to reuse waste on site to specified thresholds / controls / limits e.g. importing excavated soils / stones for fill / levels – refer to HS&S-BPG-W01-105 for guidance on permit / exemption requirements in England & Wales.	☐	✓	
Waste Management Licence / Exemption (Scotland)	Required to reuse waste on site to specified thresholds / controls / limits e.g. importing excavated soils / stones for fill / levels – refer to HS&S-BPG-W01-106 for guidance on Licence / exemption requirements in Scotland.	☐	✓	
CLAIR:E CoP – Material Management Plan (England & Wales)	To be used to import / reuse waste and / or excavated material on site without the need of an Environmental Permit / Exemption – conditions / controls apply – seek specialist advice.	☐	✓	
Mobile Plant Permit / Licence	Required when treating land for reuse on site with specified plant & equipment. Usually obtained / operated by the owners of the plant.	☐	✓	
Water	Requirements	Yes	No	Details / Comments
Discharge to controlled waters	Environmental Permit (England & Wales) or CAR Authorisation (Scotland) required to discharge liquids / effluent / solid matter into a controlled water e.g. river, stream, pond, lake, groundwater etc.	☐	✓	
Abstraction licence	Abstraction Licence (England & Wales) or CAR Authorisation (Scotland) required for removing water from groundwater / rivers / streams etc. and dewatering excavations above specified limits.	☐	✓	
Working on / in or near a watercourse	Flood Risk Activity Permit / Ordinary Watercourse Consent (England & Wales) or CAR Authorisations (Scotland) required when completing work that may impact on a watercourse e.g., flow diversion, headwall construction or any work (permanent or temporary) close to watercourses.	☐	✓	

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Temporary connection to local water supply network	Standpipe licence required for temporary connections into local water supply network at specified locations – obtained from local water company, local conditions apply.	☒	☐	Standpipe licence to be obtained from United Utilities.
Trade effluent discharge consent	Consent required from local sewage undertaker when discharging effluent e.g., contaminated / silty site waters to foul sewer.	☐	☒	
Use of herbicides approval	Required from regulator when using herbicides / pesticides to control fauna / flora close to watercourses.	☐	☒	
Environmental Nuisance	Rquirements	Yes	No	Details / Comments
Section 61	Prior approval / consent with local authority on the level of noise and vibration allowed on site during the construction phase of the works – important for outside normal hours working and operations within urban environments.	☐	☒	
Permit / Consent – crushing material	Permit / consent required for crushing material from demolition / excavations using mobile crushing plant & equipment – often obtained and managed by the owners of the equipment.	☐	☒	
Other(s)	Rquirements	Yes	No	Details / Comments
		☐	☐	
		☐	☐	
		☐	☐	
		☐	☐	
		☐	☐	

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18. Please detail the resultant risk management control(s) to emerge from the site visit. Any questions in the above receiving a 'Yes' or 'Needs Checking' will need to be reviewed and appropriate actions listed below.			
ACTION		BY WHO	DATE COMPLETED
1			
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