

Julie Roscoe

Director of Planning, Building
Control and Licensing
PO Box 532
Town Hall
Manchester M60 2LA

Contact: Lucy Harrison
Tel: 0161 234 5795
Email:
l.harrison1@manchester.gov.uk

18 November 2020

Our reference: Deansgate South

Wardell Armstrong
Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD

FAO: Susan Raine

Dear Ms Raine

**Environmental Impact Assessment Regulations, the Town and Country
Planning (EIA) (England) Regulations 2017 (as amended) (the “EIA
Regulations”)**

Opinion on Scope of an Environmental Statement under Regulation 15

I write further to your request in respect of the above dated 2 October.

It is noted that the site is approximately 0.06ha and is situated at the junction of Chester Road, Bridgewater Viaduct (A56) and Deansgate. It is bounded by Bridgewater Viaduct to the north, Deansgate to the south and a seven-storey residential apartment building (Deansgate Quay) to the east. The site comprises a roughly triangular area of previously developed land and currently consists of areas of hardstanding and vegetation. It was last used as a garage and is now secured by a hoarding. There are two existing access points; one off Deansgate and one off Chester Road, both of which are currently closed off. The site slopes from Chester Road downwards along the southern edge to Deansgate. Due to the level difference, the boundary wall along Deansgate is in part a retaining wall.

The site is included within the Great Jackson Street Strategic Regeneration Framework area, the majority of which lies to the south of the site. The framework area identifies that area shall be subject to significant regeneration

and investment resulting in low, medium and high-rise residential development. Large parts of the area are already under construction with high-rise residential buildings and extensive public realm, including Deansgate Square to the south of the site. To the north west, on the opposite side of Chester Road, is the Castlefield Conservation Area, which is characterised by a variety of historic buildings and new developments. There are a number of Grade II listed buildings within the immediate vicinity of the site, including: Bridgewater Canal offices; Artingstalls Auctioneers; Merchants Warehouse; Flood gate on east side of Knott Mill Bridge; Middle Warehouse; Boundary stone on Knott Mill Bridge; and, G-Mex all Grade II. The area is characterised by a mixture of residential and commercial uses.

The proposed development is for the redevelopment of the site, which would include the part demolition of the retaining wall and the erection of a 27 storey student accommodation building to form around 514 student residential bedrooms and ancillary amenity space. There is no parking provision or vehicular access proposed.

In coming to a formal opinion on the scope of the Environmental Impact Assessment (EIA), Manchester City Council, as Local Planning Authority, has taken into account the supporting information contained within your Scoping Report.

I have now had a chance to consider your scoping request and I outline my response below. The scoping report has been the subject of consultation in accordance with the EIA Regulations.

Overall, I can confirm that the content of the submitted 'Formal Scoping Opinion Request' is considered to be appropriate and will form a generally appropriate structure for the Environmental Statement (ES). This is also reflected in the nature of the consultation responses. You should note the specific points which have been made and particular regard should be given to these.

The following consultees were asked to comment on your request and full copies of the comments are attached from those who responded:

- Manchester City Council (MCC), Head of Regulatory and Enforcement Services (Contaminated Land Section and Pollution Services)
- MCC, Head of Engineering Services (Highways)
- MCC, Flood Risk Management Team
- MCC, Refuse and Sustainability Team
- MCC, City Centre Regeneration
- Network Rail
- Greater Manchester Archaeological Unit
- Environment Agency
- Greater Manchester Ecology Unit
- Wildlife Trust
- Greater Manchester Police
- Design Council
- Transport for Greater Manchester (TfGM)
- Natural England
- Cadent Gas

- United Utilities
- Historic England
- Manchester Airport Safeguarding
- Canal and River Trust
- NATS

Scoping Report

I have the following specific comments to make in respect of the scoping report:

Items Proposed to be Included as Technical Chapters and Scoped In

Noise

The comments within your scoping report are noted and are acceptable in terms of their consideration within the ES. I note a methodology has been agreed with the City Council's Environmental Health Officer.

Air Quality

The comments within your scoping report are noted and are acceptable in terms of their consideration within the ES. Please see the attached response from the City Council's Environmental Health Officer for links to air quality data.

Townscape and Visual Impact

The comments within your scoping report are noted and are acceptable in terms of their consideration in the ES.

Built Heritage

The comments within your scoping report are noted and are acceptable in terms of their consideration in the ES. In addition, you should take note of the comments made by Historic England in their attached letter and include the matters they suggest within the ES.

Daylight and sunlight

The comments within your scoping report are noted and are acceptable in terms of their consideration in the ES.

Cumulative impacts

The cumulative effects assessment and the scope of committed developments listed within Table 3.1 of the Scoping Report are considered to be acceptable and there are no additional schemes that would need to be included at this time.

Matters Proposed to be Scoped Out

Within your scoping opinion, you have identified Demographics, Socio-Economics and Health; Biodiversity; Land Contamination; Water Resources;

Climate; Archaeology; Waste; Transport; Wind Microclimate; Risk of Major Accidents and/or Disasters as items to be scoped out of the EIA. I consider that given the type and magnitude of the development, the following matters should be **scoped into** the EIA.

Demographics, Socio-economics and Health - It is considered that the demographic, socio-economic and health impacts of this scheme are significant enough to warrant assessment through the EIA process. This should include an assessment of direct and indirect construction and operational effects on the local and regional environment, including the economy, housing provision, student housing, education, employment, health and healthcare, crime, and on-going regeneration within the City.

Wind Micro-Climate - It is considered that the proposals could have a significant adverse effect on the wind environment and an assessment of the wind micro-climate should therefore form part of the EIA.

Construction Methodology and Programme – Given the scale of development and the constraints of the site, the methodology and programme for the construction of the development should form a chapter within the ES. This should describe the proposed construction programme and key activities that would be undertaken, including access for construction traffic; details of site compounds, storage of plant and materials; temporary highway works or closures; crane use; recycling/disposal of waste; dust suppression; noise; security; and co-ordination and co-operation with non-construction persons such as neighbours. Detailed consideration of potential impacts during the construction process and any necessary mitigation measures should be provided in each relevant chapter of the ES.

The City Council has considered the following remaining matters which you have scoped out of the EIA:

Biodiversity; Land Contamination; Water Resources; Climate; Archaeology; Waste; Transport; and Risk of Major Accidents and/or Disasters.

With regard to these matters, the comments within your scoping report and addendum are noted and the City Council is in agreement that these matters can be scoped out of the EIA. This is provided that the applications are supported by the appropriate documentation as detailed within your scoping report, including details of any mitigation to minimise any effects as a result of the development, and including any details raised by the statutory consultees in their responses (copies attached).

As a result of consultation with statutory consultees at this time additional areas of work are not expected to form part of any EIA. However, the Local Planning Authority would also reserve the right to seek further information in connection with the Environmental Statement as matters arise.

Should you wish to discuss any of the above, please contact Lucy Harrison.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Julie Roscoe', enclosed within a thin black rectangular border.

Julie Roscoe
Director of Planning, Licensing and Building Control



Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Your Ref EIA Scoping
Our Ref CRTR-PLAN-2020-31011
Friday 6 November 2020

Dear Ms Harrison

Proposal: Request for Scoping Opinion - Full planning permission for the part-demolition of a retaining wall and erection of a 27 storey student accommodation building to form around 514 student residential bedrooms and ancillary amenity space

Location: Land bounded by, Chester Road, Bridgewater Viaduct and Deansgate, Manchester

Waterway: Rochdale Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The Trust has reviewed the EIA Scoping Report and have no comments to make at this stage. The Trust owned and managed Rochdale Canal passes some distance to the north of the site.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Tim Bettany-Simmons MRTPI
Area Planner

Tim.Bettany-Simmons@canalrivertrust.org.uk
07342 057926

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN
T 0303 040 4040 **E** canalrivertrust.org.uk/contact-us **W** canalrivertrust.org.uk

Manchester City Council
PO Box 532
Manchester
Lancashire
M60 2LA

Our ref: SO/2020/120670/01-L01
Your ref: EIA/Deansgate South
Date: 09 November 2020

FAO: Lucy Harrison

Dear Madam

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (AS AMENDED) (THE “EIA” REGULATIONS) - REQUEST FOR EA SCOPING OPINION - FUSION STUDENTS, DEANS GATE SOUTH [OCTOBER 2020]

LAND AT CHESTER ROAD (A56) / BRIDGEWATER VIADUCT, MANCHESTER, M3 4LB

Thank for requesting an Environmental Impact Assessment (EIA) scoping opinion from the Environment Agency (EA) for the above development proposal. Referral for this EIA scoping request was received in office on the 22nd October 2020.

We have reviewed the following Scoping Report (SR), provided to the EA as part of Manchester's initial email consultation, to inform our response:

- Scoping Report - Fusion Students – Deansgate South. Prepared by Wardell Armstrong LLP. Job Number: GM11393. Report Number: REP-001. Version V1.2. [October 2020]

Environment Agency EIA Scoping Opinion

Have reviewed the SR outlined above, we can confirm, that we have no issue with determination to undertake a voluntary EIA for the proposed development and the scope of the subsequent Environment Statement (ES) to be prepared.

As detailed within Section 3.3 of the SR, matters relating to the protection of controlled waters will be address separately to the ES as part of the forthcoming planning application.

For reference to the above:

- Paragraph 3.3.20 of the SR notes an up-to-date site investigation will be undertaken to confirm the extent of any contamination and remedial work required.
- Paragraph 3.3.23 of the SR notes that the development is not at 'high risk' of flood but that a Flood Risk Assessment (FRA) will be undertaken which will also inform the drainage design of the development.

--

Should you have any queries regarding this response, then please do not hesitate to contact me.

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

Yours faithfully

Mr Andy Davies
Sustainable Places Advisor

Direct dial 02077140640

Direct e-mail andy.davies1@environment-agency.gov.uk

End

Scoping Opinion - Deansgate South, Land bounded by Chester Road, Bridgewater Viaduct and Deansgate, Manchester

1 message

Laura Miller <laura.miller@manchester.gov.uk>
To: Lucy Harrison <lucy.harrison@manchester.gov.uk>

6 November 2020 at 09:37

Hi Lucy,

Hope you are well.

I have looked through the scoping opinion and agree with the recommendation to scope in noise and air quality and scope out contaminated land.

I have been contacted directly to discuss the noise assessment and I have agreed their methodology.

Regarding air quality, our 2019 AQ data are now available at <https://cleanairgm.com/data-hub/> and, specifically, the diffusion tube results are at <https://cleanairgm.com/data-hub/diffusion-tubes>

Contaminated land - they are going to be doing some additional site investigation to bring the 2017 report up to date which we agree with, if they wish to send in their site investigation proposal I will be happy to look at it and advise further if necessary.

Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

Environmental Protection Section
Environmental Health
Neighbourhoods Directorate
Manchester City Council

Telephone: 0161 234 5004
email: laura.miller@manchester.gov.uk
website: www.manchester.gov.uk

For the latest support and information about the coronavirus visit www.manchester.gov.uk/coronavirus

We are now on Twitter, for latest news and updates follow us [@EnvHealthMcr](https://twitter.com/EnvHealthMcr)

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Consultation on scoping opinion for : EIA/Deansgate South

1 message

Norman Redhead <N.Redhead@salford.ac.uk>

11 November 2020 at 16:35

To: "lucy.harrison1@manchester.gov.uk" <lucy.harrison1@manchester.gov.uk>

Lucy

Thank you for consulting GMAAS on this. Archaeological interest is dealt with under 3.3.30 and 3.3.31 of Wardell Armstrong's Scoping Report. GMAAS agree with these statements that an archaeological desk based assessment concluded that the site has suffered considerable disturbance to potential archaeological remains from previous development and that no further archaeological mitigation is required.

Therefore, GMAAS consider that archaeology can be scoped out and no further work is required.

Kind regards

Norman

Norman Redhead BA MCIfA FSA

Heritage Management Director (Archaeology)
Greater Manchester Archaeological Advisory Service
School of Science, Engineering & Environment
Room LG20, Peel Building, Peel Park Campus
University of Salford, Salford, M5 4WX
T: +44(0) 0161 295 5522 / 07952 485216
n.redhead@salford.ac.uk / www.salford.ac.uk

Scoping Opinion - Land bounded by Chester Rd, Bridgewater Viaduct and Deansgate, Manchester

1 message

David Dutton <david.dutton@tameside.gov.uk>

29 October 2020 at 09:46

To: "lucy.harrison1@manchester.gov.uk" <lucy.harrison1@manchester.gov.uk>

Hi Lucy

Hope you are well

I agree with the scoping reports conclusion that biodiversity can be scoped out of the report. There are no likely significant effects on any ecological receptors of importance. Whilst the River Medlock is only around 50m from the development it is sufficiently buffered that negative impacts are unlikely and the river at this location would not be regarded as being a significant ecological receptor.

David Dutton

Ecologist

Planning

Planning and Transport

Growth

[Tameside MBC](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)

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DEANSGATE SOUTH Scoping- LH

Full planning permission for the part-demolition of a retaining wall and erection of a 27 storey student accommodation building to form around 514 student residential bedrooms and ancillary amenity space.

The site is located adjacent to the junction of Chester Road / Bridgewater Viaduct (A56) and Deansgate, with vehicular access taken from Deansgate.

Previous Approval of the site, ref. 115591/FO/2017.

Whilst the car-free approach is accepted in principle, consideration must be given to disabled residents and therefore proposals should include accessible provision. It is also requested that a car club bay is installed on-street within the vicinity of the site. The applicant should also provide further clarification as to whether any of the existing pay and display bays are to be retained. Please note that any lost bays will be subject to commuted sums.

Secure and sheltered cycle parking is required. In line with comparable schemes, a minimum provision of 30% is required.

The application needs to consider vehicular movements related to pick up/drop offs and loading deliveries. Measures need to be taken to ensure that these vehicles do adversely affect the operation of the surrounding highway network and therefore servicing should be undertaken within the site's curtilage or within a designated loading facility.

Given the substantial uplift in pedestrian and cyclist activity arising from the scheme, the applicant will be expected to contribute to improving the pedestrian/ cyclist environment surrounding the site. In particular, the junction of Deansgate/ Chester Road/ Whitworth Street West should be improved (scope of works to be agreed with MCC/TfGM).

To accompany the submission, appropriate Construction Management Planning, Travel Planning, Servicing Strategy and Pick-Up/ Drop-off Strategy should be included.

Traffic Impact and Transport Modelling Requirements (to be included within a TA)

- I. A description of current baseline traffic conditions in the area.
- II. An analysis of injury accidents during a recent five-year period, commenting on whether there are any underlying patterns of injury accidents that might be affected by the development.
- III. Traffic surveys and queue surveys (weekdays) - scope to be agreed with TfGM UTC and HFAS.
- IV. A clear estimate of the level of new traffic likely to be associated with the development, based on an inspection of similar (and similarly-located) developments across the UK (excluding London) via the TRICS (or similar) database. The assessment work should be undertaken using a person-trip approach and applying the appropriate modal share percentages from local Census data. Other methodologies to determine trip rates are acceptable but these should be fully explained in the TA.

- V. A clearly defined methodology for determining the distribution / assignment of development trips onto the network i.e. understanding of where such new traffic is likely to distribute to/from, based on data sources such as Census Journey-to-Work statistics and/or vehicle turning proportions at nearby junctions.
- VI. An assessment of traffic levels and impacts at the specified year of opening of the development, and at a future year at least five years later, with due regard for traffic growth (if any).
- VII. An understanding of the likely impacts of the proposed development considered alongside any other nearby committed developments.
- VIII. In the relevant TA, clear diagrams should be provided illustrating the following elements, each individually:
- Base Flows
 - Committed Development Flows
 - Proposed Flows
 - Proposed Distribution
 - Base plus Committed plus proposed development
 - Future plus Committed plus proposed development
- IX. TfGM HFAS recommends an increase of about 30vehs/hr at a junction as an appropriate threshold for considering the necessity of a traffic impact assessment; this is in preference to a percentage-increase threshold, which tends to favour development in already heavily-trafficked areas.
- X. The scope of the junctions to be assessed by detailed modelling should be agreed with TfGM (UTC) in advance and will depend upon the outcome of the trip assessment and distribution exercise. For this reason, TfGM would advise that a trip generation and distribution exercise should be issued before submission of the planning application. Once this is undertaken it will be possible to finalise TfGM requirements in terms of the TA. This will largely depend on the amount of trip generation.
- XI. Clear details of proposed vehicular access arrangements including general servicing arrangements. An engineering drawing should be supplied showing the changes to the road network to fully understand the impact of the proposed development.
- XII. A swept path analysis should be provided for any vehicular access.
- XIII. A review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development.
- XIV. An assessment of the likely environmental/traffic impacts of HGVs during the construction process.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.



Historic England

Ms Lucy Harrison
Manchester City Council
Planning
PO Box 532
Town Hall
MANCHESTER
M60 2LA

Direct Dial: 0161 2421442

Our ref: PL00721502

5 November 2020

Dear Ms Harrison

**Re: DEANS_GATE SOUTH ENVIRONMENTAL IMPACT ASSESSMENT (EIA)
SCOPING REPORT**

Thank you for your letter of 22nd October 2020 consulting us about the above EIA Scoping Report.

This development could, potentially, have an impact upon a number of designated heritage assets and their settings in the area around the site. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the Environmental Statement to contain a thorough assessment of the likely effects which the proposed development might have upon those elements which contribute to the significance of these assets.

The extent of the designated heritage assets which the applicant believes will be impacted is set out in sections 7.2 and 7.3 of the submitted scoping report. Following our initial assessment of the site we would agree that this list appear to majority of the designated heritage assets which are likely to be affected by the proposed development. We would however suggest that it would be beneficial to also consider the potential impact on the significance of the Church of St. George, to the west of the site, within the EIA.

We would also expect the Environmental Statement to consider the potential impacts on non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This information is available via the local authority Historic Environment Record (www.heritagegateway.org.uk <<http://www.heritagegateway.org.uk>>) and relevant local authority staff. It is positive to note that the applicant has already identified a number of these assets in paragraph 7.3.2 of the scoping report.



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



We would strongly recommend that you involve the Conservation Officer of Manchester City Council and the archaeological staff at the Greater Manchester Archaeological Advisory Service in the development of this assessment. They are best placed to advise on local historic environment issues and priorities; how the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Given the heights of the structures associated with the proposed development and the surrounding landscape character, this development is likely to be visible across a very large area and could, as a result, affect the significance of heritage assets at some distance from this site itself. We would expect the assessment to clearly demonstrate that the extent of the proposed study area is of the appropriate size to ensure that all heritage assets likely to be affected by this development have been included and can be properly assessed.

It is also important that the assessment is designed to ensure that all impacts are fully understood. Section drawings and techniques such as photomontages are a useful part of this.

The assessment should also take account of the potential impact which associated activities (such as construction, servicing and maintenance, and associated traffic) might have upon perceptions, understanding and appreciation of the heritage assets in the area. The assessment should also consider, where appropriate, the likelihood of alterations to drainage patterns that might lead to *in situ* decomposition or destruction of below ground archaeological remains and deposits, and can also lead to subsidence of buildings and monuments.

If you have any queries about any of the above, or would like to discuss anything further, please contact me.

Yours sincerely,

Richard Broadhead
Inspector of Historic Buildings and Areas
Richard.Broadhead@HistoricEngland.org.uk



Fwd: EIA Scoping Opinion Request - Deansgate South

1 message

Planning MCC <planning@manchester.gov.uk>
To: Lucy Harrison <l.harrison1@manchester.gov.uk>

26 October 2020 at 09:27

Regards

Technical Support Team (Planning)
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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----- Forwarded message -----

From: **Diane Jackson** <Diane.Jackson@magairports.com>
Date: Mon, 26 Oct 2020 at 09:21
Subject: RE: EIA Scoping Opinion Request - Deansgate South
To: Planning MCC <planning@manchester.gov.uk>

Hi Lucy,

Thank you for consulting with the aerodrome safeguarding authority for Manchester Airport on the EIA SO for this proposed development.

The applicant should be aware that all tall buildings at that location are scrutinised for potential interference with flight safety; particularly RADAR interference. If it is found by NATS plc that RADAR interference will be caused by a building, mitigation measures can be taken in most cases (at the cost of the developer).

The applicant's attention is drawn to the new procedures for crane and tall equipment notifications, please see: <https://publicapps.caa.co.uk/docs/33/CAP1096%20E2.1%20September%202020%20FINAL.pdf>

Kind Regards,

Diane

Diane Jackson**Group Aerodrome Safeguarding Officer**

MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX

m: 07565 178221

e: diane.jackson@magairports.com



From: a.moore@manchester.gov.uk <a.moore@manchester.gov.uk> **On Behalf Of** Planning MCC
Sent: 22 October 2020 14:11
To: Lucy Harrison <l.harrison1@manchester.gov.uk>
Subject: EIA Scoping Opinion Request - Deansgate South

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The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the “EIA” Regulations) - Request for Scoping Opinion

Deansgate South - Land bounded by Chester Road, Bridgewater Viaduct and Deansgate, Manchester

Under Part 4, Regulation 15 of the above regulations, I am informing you of a request made to Manchester City Council for a Scoping Opinion regarding the above development. A copy of the developer's Scoping Report is attached, which sets out what they believe the scope of the Environmental Impact Assessment (EIA) should be.

The purpose of the request is to enable the City Council to make clear to the developer what it considers the main effects of the proposed development are likely to be and therefore the topics on which the proposed EIA should focus.

I am required, under the Regulations, to remind you of your obligation to make available, if requested, any relevant information in your possession. However, you are only required to provide information that is in your possession and there is no obligation to undertake research or otherwise to take steps to obtain information that you do not already have.

The City Council has five weeks from the date of the request to provide a formal Scoping Opinion. If you wish to make any comments to aid the Council in the formulation of a Scoping Opinion, please can you respond to lucy.harrison1@manchester.gov.uk no later than 12 November 2020.

Regards

Anthony Moore

Technical Support Team (Planning)

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

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Fwd: EIA Scoping Opinion Request - Deansgate South [SG30550]

1 message

Planning MCC <planning@manchester.gov.uk>

2 November 2020 at 16:35

To: Lucy Harrison <l.harrison1@manchester.gov.uk>

Hi Lucy

One for you.

Ant

Technical Support Team (Planning)

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

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From: **NATS Safeguarding** <NATSSafeguarding@nats.co.uk>

Date: Mon, 2 Nov 2020 at 13:44

Subject: RE: EIA Scoping Opinion Request - Deansgate South [SG30550]

To: Planning MCC <planning@manchester.gov.uk>

Our Ref: SG30550

Dear Sir/Madam

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours faithfully



NATS Safeguarding

E: natssafeguarding@nats.co.uk

4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL
www.nats.co.uk



From: a.moore@manchester.gov.uk <a.moore@manchester.gov.uk> **On Behalf Of** Planning MCC
Sent: 22 October 2020 14:11
To: Lucy Harrison <l.harrison1@manchester.gov.uk>
Subject: EIA Scoping Opinion Request - Deansgate South

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the “EIA” Regulations) - Request for Scoping Opinion

Deansgate South - Land bounded by Chester Road, Bridgewater Viaduct and Deansgate, Manchester

Under Part 4, Regulation 15 of the above regulations, I am informing you of a request made to Manchester City Council for a Scoping Opinion regarding the above development. A copy of the developer's Scoping Report is attached, which sets out what they believe the scope of the Environmental Impact Assessment (EIA) should be.

The purpose of the request is to enable the City Council to make clear to the developer what it considers the main effects of the proposed development are likely to be and therefore the topics on which the proposed EIA should focus.

I am required, under the Regulations, to remind you of your obligation to make available, if requested, any relevant information in your possession. However, you are only required to provide information that is in your possession and there is no obligation to undertake research or otherwise to take steps to obtain information that you do not already have.

The City Council has five weeks from the date of the request to provide a formal Scoping Opinion. If you wish to make any comments to aid the Council in the

formulation of a Scoping Opinion, please can you respond to lucy.harrison1@manchester.gov.uk no later than 12 November 2020.

Regards

Anthony Moore

Technical Support Team (Planning)

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

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Your personal data is very important to us. Please refer to our privacy notice at www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

If you are not the intended recipient, please notify our Help Desk at Email Information.Solutions@nats.co.uk immediately. You should not copy or use this email or attachment(s) for any purpose nor disclose their contents to any other person.

NATS computer systems may be monitored and communications carried on them recorded, to secure the effective operation of the system.

Please note that neither NATS nor the sender accepts any responsibility for viruses or any losses caused as a result of viruses and it is your responsibility to scan or otherwise check this email and any attachments.

NATS means NATS (En Route) plc (company number: 4129273), NATS (Services) Ltd (company number 4129270), NATSNAV Ltd (company number: 4164590) or NATS Ltd (company number 3155567) or NATS Holdings Ltd (company number 4138218). All companies are registered in England and their registered office is at 4000 Parkway, Whiteley, Fareham, Hampshire, PO15 7FL.

Date: 28 October 2020
Our ref: 332030
Your ref: EIA Deansgate South



Manchester City Council
lucy.harrison1@manchester.gov.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Lucy,

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town & Country Planning EIA Regulations 2017): Deansgate South Request for Scoping Opinion Student Accommodation
Location: Bounded by Chester Road, Bridgewater Viaduct and Deansgate, Manchester

Thank you for your consultation dated and received by Natural England on 22nd October 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The scoping request is for a proposal that does not appear, from the information provided, to affect any nationally designated geological or ecological sites (Ramsar, SPA, SAC, SSSI, NNR) or landscapes (National Parks, AONBs, Heritage Coasts, National Trails), or have significant impacts on the protection of soils (particularly of sites over 20ha of best or most versatile land), nor is the development for a mineral or waste site of over 5ha.

At present therefore it is not a priority for Natural England to advise on the detail of this EIA. We would, however, like to draw your attention to some key points of advice, presented in annex to this letter, and we 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. If you believe that the development does affect one of the features listed in paragraph 3 above, please contact Natural England at consultations@naturalengland.org.uk, and we may be able to provide further information.

Yours sincerely,

Julian Clarke
Consultations Team

Annex A – Advice related to EIA Scoping Requirements

1. General Principles

Schedule 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), sets out the necessary information to assess impacts on the natural environment to be included in an ES, specifically:

1. A description of the development, including in particular:

- (a) a description of the location of the development;
- (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;
- (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
- (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.

2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.

3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.

4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

5. A description of the likely significant effects of the development on the environment resulting from, inter alia:

- (a) the construction and existence of the development, including, where relevant, demolition works;
- (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
- (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;
- (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
- (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
- (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
- (g) the technologies and the substances used. The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC (a) and Directive 2009/147/EC(b).

6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.
7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.
8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.

2. Biodiversity and Geology

2.1. Ecological Aspects of an Environmental Statement

Natural England advises that the potential impact of the proposal upon features of nature conservation interest and opportunities for habitat creation/enhancement should be included within this assessment in accordance with appropriate guidance on such matters. [Guidelines for Ecological Impact Assessment \(EclIA\)](#) have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM) and are available on their website.

EclIA is the process of identifying, quantifying and evaluating the potential impacts of defined actions on ecosystems or their components. EclIA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal.

The National Planning Policy Framework ([NPPF](#)) sets out guidance in paragraphs 170-171 and 174-177 on how to take account of biodiversity interests in planning decisions and the framework that local authorities should provide to assist developers.

2.2. Internationally and Nationally Designated Sites

Natural England undertakes an initial assessment of all development consultations, by determining whether the location to which they relate falls within geographical 'buffer' areas within which development is likely to affect designated sites. The proposal is located outside these buffer areas and therefore appears unlikely to affect an Internationally or Nationally designated site. However, it should be recognised that the specific nature of a proposal may have the potential to lead to significant impacts arising at a greater distance than is encompassed by Natural England's buffers for designated sites. The ES should therefore thoroughly assess the potential for the proposal to affect designated sites, including Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites and Sites of Special Scientific Interest (SSSI). Should the proposal result in an emission to air or discharge to the ground or surface water catchment of a designated site then the potential effects and impact of this would need to be considered in the Environmental Statement

Local Planning Authorities, as competent authorities under the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended), should have regard to the Habitats Regulations Assessment process set out in Regulation 63 of the Habitats Regulations in their determination of a planning application. Should a Likely Significant Effect on a European/Internationally designated site be identified or be uncertain, the competent authority (in this case the Local Planning Authority) may need to prepare an Appropriate Assessment, in addition to consideration of impacts through the EIA process.

Statutory site locations can be found at www.magic.gov.uk. Further information concerning particular statutory sites can be found on the [Natural England website](#).

2.3. Protected Species

The ES should assess the impact of all phases of the proposal on protected species. Records of protected species should be sought from appropriate local biological record centres, nature conservation organisations, groups and individuals; and consideration should be given to the wider context of the site for example in terms of habitat linkages and protected species populations in the wider area, to assist in the impact assessment.

The conservation of species protected by law is explained in Part IV and Annex A of Government Circular 06/2005 *Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System*. The area likely to be affected by the proposal should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES.

Natural England has adopted [standing advice](#) for protected species. It provides a consistent level of basic advice which can be applied to any planning application that could affect protected species. It also includes links to guidance on survey and mitigation.

Natural England does not hold comprehensive information regarding the locations of species protected by law, but advises on the procedures and legislation relevant to such species.

2.4. Regionally and Locally Important Sites

The ES should thoroughly assess the impact of the proposals on non-statutory sites, for example Local Wildlife Sites (LoWS), Local Nature Reserves (LNR) and Regionally Important Geological and Geomorphological Sites (RIGS). Natural England does not hold comprehensive information on these sites. We therefore advise that the appropriate local biological record centres, nature conservation organisations, Local Planning Authority and local RIGS group should be contacted with respect to this matter.

2.5. Biodiversity Action Plan Habitats and Species

The ES should thoroughly assess the impact of the proposals on habitats and/or species listed in the UK Biodiversity Action Plan (BAP). These Priority Habitats and Species are listed as 'Habitats and Species of Principal Importance' within the England Biodiversity List, recently [published](#) under the requirements of S14 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act 2006 places a general duty on all public authorities, including local planning authorities, to conserve and enhance biodiversity. Further information on this duty is available in the Defra publication '[Guidance for Local Authorities on Implementing the Biodiversity Duty](#)'.

Government Circular 06/2005 states that BAP species and habitats, 'are capable of being a material consideration...in the making of planning decisions'. Natural England therefore advises that survey, impact assessment and mitigation proposals for Habitats and Species of Principal Importance should be included in the ES. Consideration should also be given to those species and habitats included in the relevant Local BAP.

The record centre for the relevant Local Authorities should be able to provide the relevant information on the location and type of BAP habitat for the area under consideration.

3. Landscape, Access and Recreation

3.1. Landscape and Visual Impacts

The consideration of landscape impacts should reflect the approach set out in the *Guidelines for Landscape and Visual Impact Assessment* (Landscape Institute and the Institute of Environmental Assessment and Management, 2013, 3rd edition), the *Landscape Character Assessment Guidance for England and Scotland* (Scottish Natural Heritage and The Countryside Agency, 2002) and good

practice. The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. In this context Natural England would expect the cumulative impact assessment to include those proposals currently at Scoping stage. Due to the overlapping timescale of their progress through the planning system, cumulative impact of the proposed development with those proposals currently at Scoping stage would be likely to be a material consideration at the time of determination of the planning application.

The assessment should refer to the relevant [National Character Areas](#) which can be found on our website. Links for Landscape Character Assessment at a local level are also available on the same page.

3.2. Access and Recreation

The ES should include a thorough assessment of the development's effects upon public rights of way and access to the countryside and its enjoyment through recreation. With this in mind and in addition to consideration of public rights of way, the landscape and visual effects on Open Access land, whether direct or indirect, should be included in the ES.

Natural England would also expect to see consideration of opportunities for improved or new public access provision on the site, to include linking existing public rights of way and/or providing new circular routes and interpretation. We also recommend reference to relevant Right of Way Improvement Plans (ROWIP) to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

4. Land use and soils

Impacts from the development should be considered in light of the Government's policy for the protection of the best and most versatile (BMV) agricultural land as set out in paragraph 170 and 171 of the NPPF. We also recommend that soils should be considered under a more general heading of sustainable use of land and the valuing of the ecosystem services they provide as a natural resource, also in line with paragraph 170 of the NPPF.

Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society; for instance as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. The Natural Environment White Paper (NEWP) '*The Natural Choice: securing the value of nature*' (Defra, June 2011), emphasises the importance of natural resource protection, including the conservation and sustainable management of soils and the protection of BMV agricultural land.

Development of buildings and infrastructure prevents alternative uses for those soils that are permanently covered, and also often results in degradation of soils around the development as result of construction activities. This affects their functionality as wildlife habitat, and reduces their ability to support landscape works and green infrastructure. Sealing and compaction can also contribute to increased surface run-off, ponding of water and localised erosion, flooding and pollution.

Defra published a Construction [Code of Practice for the sustainable use of soils on construction sites](#) (2009). The purpose of the Code of Practice is to provide a practical guide to assist anyone involved in the construction industry to protect the soil resources with which they work.

As identified in the NPPF new sites or extensions to new sites for Peat extraction should not be granted permission by Local Planning Authorities or proposed in development plans.

General advice on the agricultural aspects of site working and reclamation can be found in the Defra [Guidance for successful reclamation of mineral and waste sites](#).

5. Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue; for example over 97% of sensitive habitat area in England is predicted to exceed the critical loads for ecosystem protection from atmospheric nitrogen deposition ([England Biodiversity Strategy](#), Defra

2011). A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The assessment should take account of the risks of air pollution and how these can be managed or reduced. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (www.apis.ac.uk). Further information on air pollution modelling and assessment can be found on the Environment Agency website.

6. Climate Change Adaptation

The [England Biodiversity Strategy](#) published by Defra establishes principles for the consideration of biodiversity and the effects of climate change. The ES should reflect these principles and identify how the development's effects on the natural environment will be influenced by climate change, and how ecological networks will be maintained. The NPPF requires that the planning system should contribute to the enhancement of the natural environment "by establishing coherent ecological networks that are more resilient to current and future pressures" ([NPPF](#) Paras 170 and 174), which should be demonstrated through the ES.

Asset Protection Initial Enquiry Questionnaire

- This form covers all types of works; please complete the sections relevant to you
- If you are unsure of the answer to any question, please leave blank except for mandatory fields
- For any tender enquiries, please ask the proposer of the works to complete this questionnaire

Please note: works should not commence, and no access is permitted onto Network Rail land until confirmation is received from the Network Rail Construction Manager.

Date: DD/MM/YY

Asset Protection Reference No. (if known) [Click or tap here to enter text.](#)

PROPOSER (Client) OF THE WORKS (mandatory) Company Name: Click or tap here to enter text. Contact Name: Click or tap here to enter text. Address: Click or tap here to enter text. Post Code: Click or tap here to enter text. Telephone: Click or tap here to enter text. Email: Click or tap here to enter text.	YOUR CONTACT DETAILS (if different) Company Name: Click or tap here to enter text. Contact Name: Click or tap here to enter text. Telephone: Click or tap here to enter text. Email: Click or tap here to enter text. Role within Project: Click or tap here to enter text.
LOCATION OF WORKS (mandatory) Street name & house number/name: Click or tap here to enter text. Town/Village: Click or tap here to enter text. County: Click or tap here to enter text. Post Code: Click or tap here to enter text. Grid Reference - XY Eastings / Northings: Click or tap here to enter text. <i>If unsure please use a suitable online grid reference finder</i>	
Additional location information: Click or tap here to enter text.	
Aspirational date of commencement on site: (mandatory) DD/MM/YY	
Anticipated duration: Click or tap here to enter text.	
Please give a brief description of your works: (mandatory) Click or tap here to enter text.	

ACCESS AND MINOR WORKS

Do you require access to Network Rail land?	Yes ☐	No ☐
Do your works include tree felling/pruning or vegetation management adjacent to the railway?	Yes ☐	No ☐

ARE YOU WORKING FOR A UTILITY PROVIDER OR HIGHWAYS DEPT? (Skip this section if not required)

Are you undertaking utility/road works within the public highway covered under NRSWA?	Yes ☐	No ☐
Are you undertaking utility/road works as part of a new development (not NRSWA)?	Yes ☐	No ☐
Please provide NRSWA reference number: Click or tap here to enter text.		
Do your works involve:		
electricity?	Yes ☐	No ☐
gas?	Yes ☐	No ☐
pumped water, gravity drain or sewerage?	Yes ☐	No ☐
telecoms?	Yes ☐	No ☐
Other? (e.g. oil pipeline)	Yes ☐	No ☐
Highway maintenance/improvements/potholes?	Yes ☐	No ☐
Are your works:		
within 200m of a level crossing?	Yes ☐	No ☐
on overhead lines near/crossing the railway?	Yes ☐	No ☐
on a bridge over the railway?	Yes ☐	No ☐
under a bridge carrying the railway?	Yes ☐	No ☐
<i>Please attach your traffic management plan</i>		
<i>If you need to inform Network Rail of a power outage, please contact: PowerOutage@networkrail.co.uk</i>		

PLANNING AND CONSENTS (Skip this section if not required)

Please confirm whether there are any Network Rail Wayleaves, Easements, or Licences that relate to the site? If not, and you require one, please contact the Property Services team for your area. If you are a Statutory supplier, proposing works in relation to utilities and services, please contact: Easements&wayleaves@networkrail.co.uk .	Yes ☐	No ☐
Please confirm if you have applied to a Local Authority for planning permission	Yes ☐	No ☐
Provide details of planning application – name of authority, reference number and date approval granted, if applicable: Click or tap here to enter text.		
Is there a Development Consent Order, Compulsory Purchase order (DCO/CPO) associated with these works?	Yes ☐	No ☐
Provide DCO/CPO details: Click or tap here to enter text.		
Is any part of the site on former railway land or are there any Restrictive Covenants in favour of Network Rail, Railtrack or British Railway Board in relation to this site?	Yes ☐	No ☐
<i>If you require a Network Rail buried services search, please email OPBuriedServicesEnquiries@networkrail.co.uk</i>		

BUILDING AND MAINTENANCE WORKS, USE OF CRANES & MOBILE PLANT (Skip this section if not required)

Are you using a crane or mobile plant?	Yes ☐	No ☐
If yes, please specify type e.g. MEWP, mobile crane etc: Click or tap here to enter text.		
Are you constructing a building/development adjacent or carrying out repairs/maintenance/alterations? Please specify type of foundations or ground remediation details in 'additional information' section at the end	Yes ☐	No ☐
Do your works include scaffolding or working at height? If yes, please give details in 'additional information' section at the end	Yes ☐	No ☐
Are you demolishing existing buildings?	Yes ☐	No ☐
Are your works near a railway tunnel?	Yes ☐	No ☐
If yes, please provide the tunnel name if you know it: Click or tap here to enter text.		

WORKS AFFECTING NETWORK RAIL ASSETS

Do your works involve any of the following:		
Construction of a new bridge over/under the railway	Yes ☐	No ☐
Demolition / alteration/ maintenance of a bridge structure	Yes ☐	No ☐
Bridge Inspection	Yes ☐	No ☐
Installation of a new under track crossing for new pipes / cables / ducts across the railway corridor	Yes ☐	No ☐
Renewal or laying of additional pipes / cables / ducts in an existing route	Yes ☐	No ☐
Railway overhead electrification lines	Yes ☐	No ☐
A Flood defence scheme?	Yes ☐	No ☐
Excavations on or near NR property	Yes ☐	No ☐
Drainage on or near NR property	Yes ☐	No ☐
Ground investigations on or near NR property	Yes ☐	No ☐
Erection of telecoms masts & interference analysis	Yes ☐	No ☐
Works at stations	Yes ☐	No ☐
Fencing and boundary works	Yes ☐	No ☐

MAPS, DRAWINGS & PLANS

Please attach location maps plus any general Arrangement, Elevations, Drainage, Foundation Layout, Site levels as applicable.

Please supply photos of the site if available to help us understand any specific site constraints or hazards that are present.

Please note there is a limit size of 10Mb for each email sent to Network Rail. Due to security we are unable to access most drop box facilities.

Additional Information: [Click or tap here to enter text.](#)

Thank you for taking the time to complete this questionnaire.

Please send it, with any attachments, to the appropriate Asset Protection Team for your location – see map on the [Website](#) for reference. A member of the area team will then contact you to discuss your works.

Asset Protection Team	Email Address
Scotland	AssetProtectionScotland@networkrail.co.uk
LNW -North (London North Western)	AssetProtectionLNWNorth@networkrail.co.uk
LNW – South (London North Western)	AssetProtectionLNWSouth@networkrail.co.uk
LNE EM (London North Eastern – East Midlands)	AssetProtectionLNEEM@networkrail.co.uk
Wales	AssetProtectionWales@networkrail.co.uk
Anglia	AssetProtectionAnglia@networkrail.co.uk
Western	AssetProtectionWestern@networkrail.co.uk
Kent and Sussex	AssetProtectionLondonSouthEast@networkrail.co.uk
Wessex	AssetProtectionWessex@networkrail.co.uk
High Speed	AssetProtectionHighSpeed1@networkrail.co.uk

Manchester - EIA Scoping Opinion Request - Deansgate South 27 storey student building 514 beds

1 message

TownPlanning LNW <TownPlanningLNW@networkrail.co.uk>

22 October 2020 at 16:53

To: "lucy.harrison1@manchester.gov.uk" <lucy.harrison1@manchester.gov.uk>

OFFICIAL

EIA Scoping opinion

Deansgate South, Land bounded by Chester Road, Bridgewater Viaduct and Deansgate, Manchester

Full planning permission for the part-demolition of a retaining wall and erection of a 27 storey student accommodation building to form around 514 student residential bedrooms and ancillary amenity space

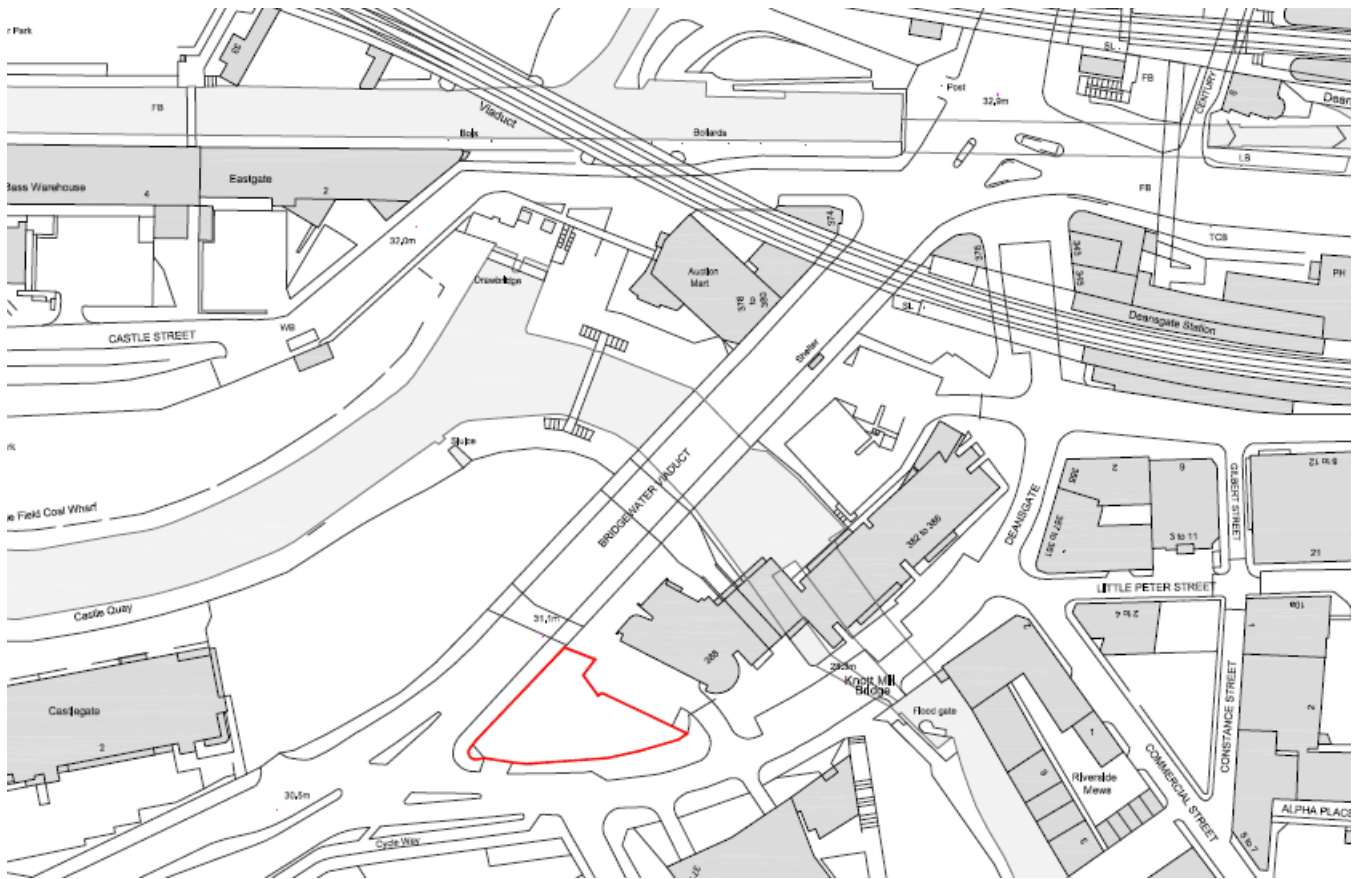
FAO Lucy Harrison

Network Rail has the following comments.

Having noted the location the applicant is submit the attached form directly to
AssetProtectionLNWNorth@networkrail.co.uk

We will need to have visibility of:

- Piling works
- Crane working
- Telecoms to determine if the proposal telecoms might impact GSMR on the railway (if the proposal impacts GSMR the applicant will fully fund mitigation measures).
- Transport Assessment to consider impacts of increased footfall at Deansgate Station



During the current situation all planning applications and planning policy consultation must be issued to:

TownPlanningLNW@networkrail.co.uk only. Please do not send hard copies to the Manchester office as the Town Planning team are working from home.

From

Diane Clarke

Town Planning Technician NW&C

AssocRTPI

Network Rail

From: a.moore@manchester.gov.uk <a.moore@manchester.gov.uk> On Behalf Of Planning MCC

Sent: 22 October 2020 14:11

To: Lucy Harrison <l.harrison1@manchester.gov.uk>

Subject: EIA Scoping Opinion Request - Deansgate South

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)
(the "EIA" Regulations) - Request for Scoping Opinion

Deansgate South - Land bounded by Chester Road, Bridgewater Viaduct and Deansgate, Manchester

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Regards

Anthony Moore

Technical Support Team (Planning)

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

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3 attachments



Deansgate South REP-001 Scoping Report.pdf
2203K



Deansgate South Scoping letter.pdf

250K



dev Asset-Protection-Initial-Enquiry-Questionnaire-Rev-1.1.docx

416K

Fwd: EIA Scoping Opinion Request - Deansgate South

1 message

Planning MCC <planning@manchester.gov.uk>

22 October 2020 at 16:04

To: Lucy Harrison <l.harrison1@manchester.gov.uk>

Cc: Anthony Moore <a.moore@manchester.gov.uk>

Technical Support Team (Planning)
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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----- Forwarded message -----

From: **Planning Liaison** <Planning.Liaison@uuplc.co.uk>

Date: Thu, 22 Oct 2020 at 16:28

Subject: RE: EIA Scoping Opinion Request - Deansgate South

To: Planning MCC <planning@manchester.gov.uk>

In response to Screening Request Ref: **EIA/Deansgate South**, United Utilities does 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, we would review and recommend any necessary planning conditions at the planning application consultation stage.

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

Kind regards,

Emma Hitchmough

**Emma Hitchmough**

Planning Analyst

Planning, Landscape and Ecology

Customer Services

T: 07979 169600

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Coronavirus

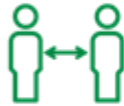
Prevent the spread



Wash your
hands



Disinfect
common surfaces



Practise social
distancing



FEVER +
COUGH
Stay home if you
have symptoms

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Our Planning Team can be contacted by email at Planning.Liaison@uuplc.co.uk

From: a.moore@manchester.gov.uk [mailto:a.moore@manchester.gov.uk] **On Behalf Of** Planning MCC

Sent: 22 October 2020 14:11

To: Lucy Harrison <l.harrison1@manchester.gov.uk>

Subject: EIA Scoping Opinion Request - Deansgate South

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the "EIA" Regulations) - Request for Scoping Opinion

Deansgate South - Land bounded by Chester Road, Bridgewater Viaduct and Deansgate, Manchester

Under Part 4, Regulation 15 of the above regulations, I am informing you of a request made to Manchester City Council for a Scoping Opinion regarding the above development. A copy of the developer's Scoping Report is attached, which sets out what they believe the scope of the Environmental Impact Assessment (EIA) should be.

The purpose of the request is to enable the City Council to make clear to the developer what it considers the main effects of the proposed development are likely to be and therefore the topics on which the proposed EIA should focus.

I am required, under the Regulations, to remind you of your obligation to make available, if requested, any relevant information in your possession. However, you are only required to provide information that is in your possession and there is no obligation to undertake research or otherwise to take steps to obtain information that you do not already have.

The City Council has five weeks from the date of the request to provide a formal Scoping Opinion. If you wish to make any comments to aid the Council in the formulation of a Scoping Opinion, please can you respond to lucy.harrison1@manchester.gov.uk no later than 12 November 2020.

Regards

Anthony Moore

Technical Support Team (Planning)

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

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