



**MANCHESTER
CITY COUNCIL**

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Your reference:

Our reference: EIASCO/25/007

4th September 2025

Dear Sir / Madam

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

Scoping Request Under Part 4 Regulation 15(1)

**Site bounded by Parsonage Chambers (No. 3 Parsonage), College Land, Parsonage
and Parsonage Gardens,**

Scoping Opinion of Manchester City Council Pursuant to Regulation 15

Further to your request in respect of the above dated 8th August 2025.

In coming to a formal opinion on the scope of the Environmental Statement (“ES”) , Manchester City Council, as Local Planning Authority, has considered the supporting information contained within your “One North Parade, Manchester EIA Screening and Scoping Report August 2025” prepared and submitted by yourselves on behalf of the Applicants Beaconsfield Commercial Ltd and comments from statutory consultees.

I have now had a chance to consider your scoping request, and I outline my response below.

The Proposed Development is considered an EIA development as it falls within the description and thresholds in Schedule 2 10(b) of the EIA Regulations as an ‘Infrastructure Project - Urban Development Project’ which has the potential to have significant effects on the environment. In accordance with Schedule 2, Categories 10(b) (urban development

projects) of the EIA Regulations and owing to the location, scale and nature and of the Proposed Development, I note that you recognise the need for an EIA and have therefore submitted the scoping report for consideration to the City Council, as Local Planning Authority.

Before adopting a Scoping Opinion the City Council, as Local Planning Authority, must take into account the information specified in Regulation 15(6) of the EIA Regulations.

- (a) any information provided by the applicant about the proposed development;
- (b) the specific characteristics of the particular development;
- (c) the specific characteristics of development of the type concerned; and
- (d) the environmental features likely to be significantly affected by the development.

This Scoping Opinion sets out the information that the City Council, as Local Planning Authority, considers should be included in the ES that the applicant intends to submit with the planning application in respect of the Proposed Development.

In formulating this Scoping Opinion the City Council, as Local Planning Authority, has taken account of, the requirements of the EIA Regulations, the nature and scale of the Proposed Development, the nature of the receiving environment, current best practice in the preparation of environmental statements, and the views expressed by the organizations and bodies that responded to consultation on the Scope of the proposed ES.

This Scoping Opinion should not be construed as implying that the City Council, as Local Planning Authority, agrees with the conclusions set out in the Scoping Request regarding impacts of the proposal. This Scoping Opinion is without prejudice to any decisions subsequently taken in respect of any planning application submitted in respect of the Proposed Development.

Your report of August 2025 sets out the proposed chapters that the ES will cover, and the disciplines which you believe should be scoped out of the EIA.

These are as follows:

Scoped In

- *Townscape and Visual Impact*
- *Heritage*
- *Human Health*
- *Daylight Sunlight and Overshadowing*
- *Climate Change*
- *Wind*

Scoped out

- *Agricultural Circumstances*

- Aviation
- Broadband Connectivity
- TV Reception
- Water Resources, Flood Risk and Drainage
- Archaeology
- Ecology
- Socio Economic
- Traffic and Transport
- Air Quality
- Noise and Vibration
- Ground Conditions

You have not covered Accidents and Disasters, Lighting, and Waste.

Below is a consideration of the scoping report for the Proposed Development and comments on the approach which you have outlined.

CONSULTATIONS

Regulation 15 (4) of the EIA Regulations require the City Council, as Local Planning Authority, to consult appropriate bodies prior to adopting a Scoping Opinion.

Having regard to Regulation 2 of the EIA Regulations, the following consultees were consulted who have specific environmental responsibilities and which the City Council, as Local Planning Authority, considers are likely to have an interest in the development proposal.

- Historic England;
- Natural England;
- Environment Agency;
- Greater Manchester Ecology Unit (GMEU);
- Greater Manchester Archeology Advisory Service (GMAAS);
- Transport for Greater Manchester (TfGM);
- City Council Highway Services;
- City Council Environmental Protection;
- City Council Flood Risk Management;
- Manchester Airport Group Safeguarding.

- United Utilities;
- Cadent Gas

All responses of the consultees contacted by the City Council, as Local Planning Authority, during the EIA scoping process are appended to this letter.

You are strongly recommended to consult further with consultees as appropriate throughout the planning application process as the development proposal evolves. It is thereby recommended all consultee responses are reviewed by the applicant in full.

Any subsequent ES submitted with a planning application should reflect the points raised by the consultation bodies where this reflects the requirements of the Regulations. It is recommended that the ES summarises the scoping responses from the consultation bodies and how they are, or are not, addressed in this regard. Any consultation responses received after the date of this letter, that have not been taken into account within this Scoping Opinion, will be forwarded to the applicant and should be given due consideration in the planning application and EIA process.

CONTEXT

The Site is approximately 0.13 hectares and bounded by Parsonage Chambers (No. 3 Parsonage), College Land, Parsonage and Parsonage Gardens. The Site is currently occupied by 2 buildings as follows:

One North Parade a 4/5 storey late 19th century brick office building with mansard roof. One North Parade sits on the northern boundary of Parsonage Gardens and its frontage extends between St Mary's Parsonage and Back College Land.

No. 5 Parsonage Gardens a 3 storey office building with mansard roof.

The existing use of both buildings is currently offices. 5 Parsonage is fully occupied whereas 1 North Parade is partially occupied. Both buildings are occupied by tenants who are paying reduced rent on short term tenancies.

The existing buildings are divided by Back College Land, which is a private street for 'back of house use'.

Immediately adjacent to One North Parade is Parsonage Gardens a publicly accessible greenspace which lies at the centre of the St Mary's Parsonage Conservation Area. The Site lies within the St Marys Parsonage SRF area which is bounded by three prominent routes within the City Centre: Blackfriars Street and Bridge Street. These provide important vehicular routes east-west, connecting Manchester City Centre and Salford; and Deansgate, a principal thoroughfare connecting the northern and southern areas of the City Centre. Trinity Bridge is a footbridge, which forms the south western boundary of the SRF area that passes over the River Irwell, landing outside the Lowry Hotel. The Trinity Bridge provides an important pedestrian connection between Manchester and Salford. To the immediate north beyond No. 3 Parsonage are further commercial uses. To the immediate west lies Century Buildings, this is the closest residential receptor to the Site, with Alexandra House (commercial building) adjacent to Century Buildings.

The buildings within the Site are identified within the St Mary's Parsonage Strategic Regeneration Framework (SRF) area (adopted August 2020) as being underutilised and are considered to be of medium heritage significance, as a contributor to the character and appearance of the Conservation Area. The SRF has highlighted both One North Parade and No.5 The Parsonage as 'tired-looking buildings no longer fit for purpose.' Therefore, the Site is identified as a development 'Opportunity Site'.

The area which is the subject of this Scoping Opinion is located within 'Zone 3 North Parade' of the SRF area. The Site is located within the Parsonage Gardens Conservation Area and lies within the setting of a number of listed buildings including including the Kendal Milne (Grade II Listed), Haywards Buildings (Grade II Listed), 3 St Mary's Parsonage (Grade II Listed), Arkwright House (Grade II Listed), Century Buildings (Grade II Listed) and 31 & 33 King Street West (Grade II Listed).

The site lies within a highly accessible City Centre close to Victoria and Salford Central Train Stations and the Market Street Metrolink stop. There are high-frequency bus routes on Deansgate and Blackfriars Street.

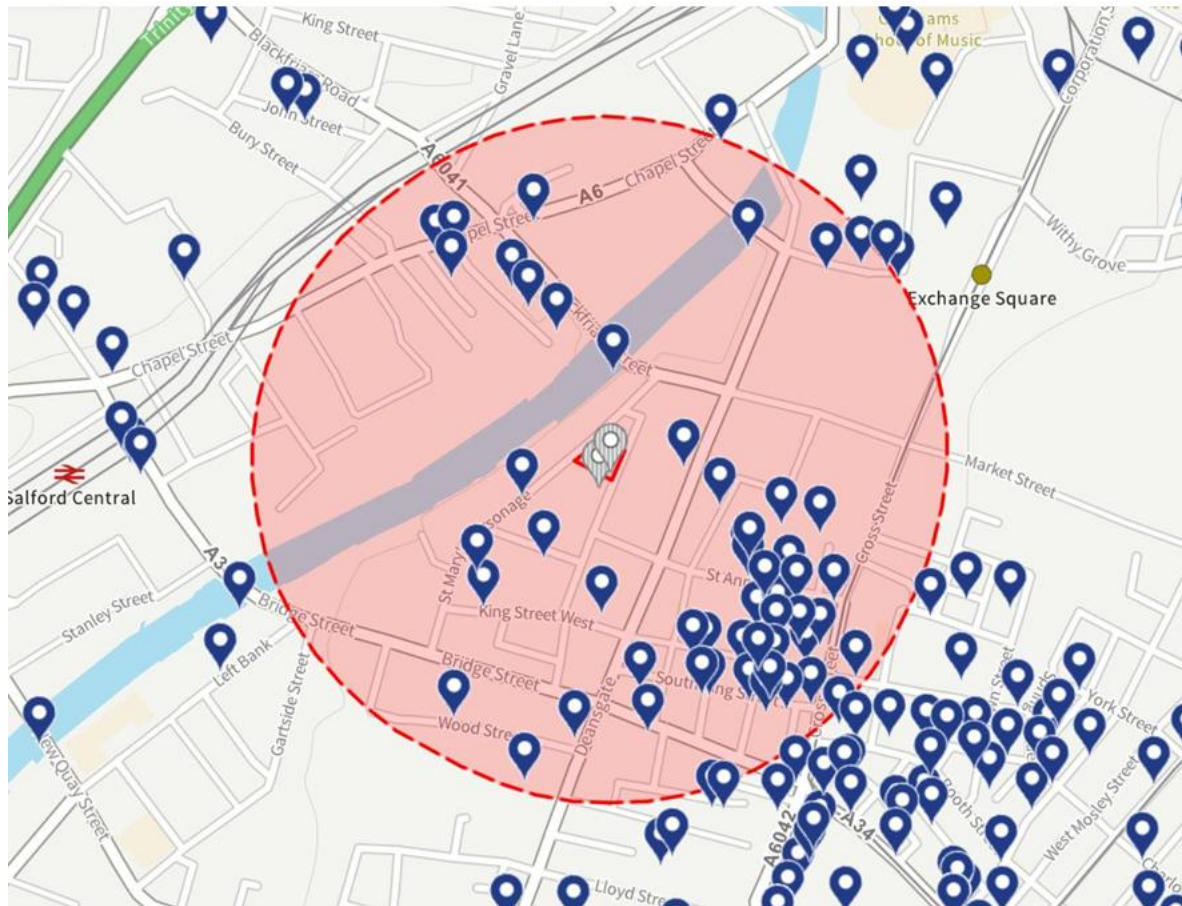
SENSITIVE RECEPTORS

The site is located within the Greater Manchester Combined Authority Air Quality Management Area (AQMA). The site is not within, nor does it contain, any ecological designations including sites of specific interest (SSSI), sites of biological importance (SB1) or special protection areas (SPA). The site is not located in an Area of Outstanding Natural Beauty (AONB) or any other area designated for its landscape value. The closest watercourse to the site is the River Irwell located to the north west of the site but outside of the site boundary.

The Site, is mainly located in Flood Zone 1 and this portion of the Site is of a low risk of flooding (indicating a less than 1 in 1,000 annual probability of flooding). The site is situated within the Manchester, Salford and Trafford Critical Drainage Area (CDA).

The existing buildings are not statutorily listed however they are considered to be Non-Designated Heritage Assets (NDHA). They are considered to be of medium significance as a contributor to the character and appearance of the Conservation Area, primarily by virtue of their visual contribution to the enclosure of Parsonage Gardens. Both 1 North Parade and 5 Parsonage have Certificates of Immunity (Col). The site lies within the St Mary's Parsonage Conservation Area.

There are approximately 50 designated listed buildings within a 300m radius of the Site boundary.



Due to the high level of built form around the Site it is considered this radius is proportionate for the purposes of this assessment.

PROPOSED DEVELOPMENT

The Proposed Development would involve the demolition of the existing buildings on Site and its redevelopment with a ground floor plus 13 storey (c. 89.075m AOD) office building, comprising; c. 9,991 sqm GIA of office space with c. 689 sqm GIA ground floor restaurant/bar commercial space. There would be 80 internal and 16 external cycle parking spaces.

ASSESSMENT OF THE SCOPING REPORT

I have now had a chance to consider your scoping request alongside the consultation responses received and I outline my response below.

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. This is also reflected in the nature of the consultation responses issued with this letter. You should note the specific points I have made below within the specific discipline areas which reflect the comments of the consultees and particularly regard must be given to these and those of the City Council, as Local Planning Authority.

These matters should also be included and addressed within the relevant chapters of ES.

Discussion of alternatives

Paragraph (3)(d) of Regulation 18, and paragraph 2 of Schedule 4 of the EIA Regulations, require that environmental statements include discussion description of the reasonable alternatives to the Proposed Development and an indication of the main reasons for the option chosen, that have been considered by the applicant.

The alternatives detailed within the scoping report are considered to be acceptable. The ES should include an indication of the main reasons for the option chosen, including a comparison of the environmental effects.

Presentation and content of the Environmental Statement

The purpose of an ES is to enable significant environmental impacts of a proposed development to be fully considered before an application for planning consent is determined.

The ES provides environmental information to aid the decision making process. The ES should be laid out clearly, with minimum use of technical terms (where appropriate) and should provide an objective and realistic description of the likely significant impacts of the proposed development.

The information should be presented in a manner which is comprehensible to the specialist and non-specialist alike. The ES should be concise with supporting technical information placed in appendices

Mitigation

Mitigation measures may fall into a range of categories namely:

- avoidance of impacts;
- reduction in the magnitude of impacts; or
- compensation for losses incurred through unavoidable impacts;

These should identified in this manner within each of the technical chapters of the ES.

Mitigation measures should not be developed in isolation, as they may relate to more than one aspect of the environment (e.g. mitigation to address issues of landscaping, surface water management, air quality and biodiversity).

The ES should set out the mitigation measures required to prevent, reduce and where possible offset any significant adverse effects. The ES should also identify any residual effects that could be expected to persist even with mitigation in place.

The anticipated effectiveness of any mitigation measures proposed should be addressed within the ES. Only mitigation measures that can be shown to be deliverable (i.e. technically and financially viable), and which the applicant can deliver and implement as part of any planning permission granted, should be taken into account as part of the assessment.

It is further recommended that a section is included in the ES in which the mitigation measures proposed across all the technical chapters are collated and presented as an integrated package.

It is considered best practice to outline in the ES, the structure of the environmental management and monitoring plan.

Cross references and summarising of the findings

All specialist chapters should be cross-referenced to other relevant disciplines (for example air quality impacts on ecology, traffic impacts on air quality). Consideration of the potential for interactions between the different aspects of the environment is essential to the production of a robust assessment.

The ES should not just be a collection of separate specialist chapters, but a comprehensive assessment of the environmental impacts of the proposed components of the wider scheme, and should account for how the identified impacts could be mitigated or avoided, or how suitable compensation could be provided to offset those effects.

In accordance with the requirements of paragraph 6 of Schedule 4 of the EIA Regulations, each technical chapter should include a description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of any difficulties (e.g. technical deficiencies, lack of know-how, etc.) encountered by the applicant during the preparation of the ES and the main uncertainties involved.

ENVIRONMENTAL MATTERS TO BE SCOPED OUT OF THE ES

The City Council comments as follows, based on the information provided, on the matters proposed to be scoped out of the ES.

Agricultural Circumstances

The scoping report states the site is on brownfield land in an urban environment. There will be no likely significant effects on agriculture and therefore this topic area can be scoped out of the EIA.

Air Quality

The comments within your scoping report are noted. It is accepted that subject to an Air Quality Assessment being submitted as part of the supporting documents to the planning application to include the following details:

- An assessment for future receptors (ground floor receptors and upper floor residential) and include PM10 and PM2.5 as well as NO2.
- Assessment of fugitive dust emissions and mitigation measures during the demolition and construction phase. Reference to IAQM best practice measures shall be made and adopted through the development. Details of clean air filters should be provided where required along with their location on the building and maintenance / replacement requirements.

that Air Quality can be scoped out of the ES.

We will need comment with regard to how the development will comply with the IAQM best practice guidelines. Details of any clean air filters will need to be recommended where required including specification, location and maintenance requirements. It is suggested that at this stage the development will use an all-electric approach rather than a combustion approach using gas boilers so this will need to be confirmed in the AQ assessment. There will be emergency equipment installed which will be diesel generator type backup system so assessment of this should be included.

Aviation

The Proposed Development is not anticipated to extend to greater than the 90m AOD aviation safeguarding threshold set for developments within the vicinity of an airfield. It is noted that in line with best practice, details of the GPS coordinates and height of the buildings will be provided to NATS as part of ongoing pre-application discussions which the Airport Safeguarding Group have been encouraged in their response. It is considered that the aviation discipline will not give rise to likely significant effects on the environment this discipline can therefore be scoped out of the EIA.

Archaeology

Ground breaking works have the potential to affect buried archaeological remains that may survive within the Site and are considered of low (local) significance in line with ICOMOS guidance and criteria. However, it is noted that any effect would be mitigated prior to construction during an archaeological monitoring (a watching brief) and preservation by record. Any necessary mitigation would be secured through a condition of planning in line with paragraphs 207 and 218 of the National Planning Policy Framework. The archaeology scoping assessment has concluded that there will be no likely significant effects in EIA terms arising from the proposed development. On the basis of an archaeological desk-based assessment being submitted to support the proposed scheme Archaeology can be scoped out of the ES.

Ecology and nature conservation

The comments within your scoping report are noted. The site currently comprises concrete and hardstanding. The wider surrounding land use is primarily urban development comprising roads, offices and residential buildings. The River Irwell Medlock runs some 45 m to the north west of the Site.

There is a lack of any significant areas of habitat with potential to support notable species (including, for example, foraging bats or nesting/foraging birds) an assessment of the structures on Site concludes that there is negligible potential to support nesting birds and roosting bats. Due to this and the lack of biodiversity features on the Site along with its urban location it has been assessed as currently being of limited value for ecology and biodiversity.

It is noted that there is the potential to enhance ecology and biodiversity on the site as part of its redevelopment.

On this basis it is accepted that an ecological assessment can be scoped out of the ES and can instead form part of the supporting documents to the planning application.

Notwithstanding this the following should be submitted to support the application:

- A Phase 1 Habitat Survey, which may help to inform any proposals to improve the nature conservation value of the site / area.
- A Bat survey
- Opportunities for wider environmental gains should also be considered.
- A BNG Metric

It should be noted should the planning submission be delayed beyond survey season 2025/2026 then the survey would need to be revisited.

Electronic Interference / TV and Telecommunications

The comments within your scoping report in relation to TV Reception are noted. A baseline survey will be carried out to measure the existing TV signal reception in locations within this area, prior to construction. On the basis that an assessment of potential impacts on TV Reception is submitted with the application and that a post construction survey will be carried out to measure signal reception once construction is suitable complete (allowing for a “before and after” comparison of signal strength) it is considered that this topic matter can be scoped out of the ES.

Ground conditions

The comments within your scoping report are noted. It is accepted that subject to a Phase I Geo-Environmental Assessment being submitted as part of the supporting documents for the planning application and that ground gas monitoring will include 6 rounds over 3 months as required as part of the phase II site investigation, that Ground Conditions can be scoped out of the ES. We will need a UK water supplier risk assessment submitting also to confirm the details of the water supply pipe within the site investigation and remediation strategy. We will review and provide comment on the Phase II intrusive site investigation and remediation strategy once submitted with the full application.

Noise

The comments within your scoping report are noted. The Report indicates that the proposed development is to be office accommodation.

On the basis that any Noise impact associated with the development are considered within a supporting Acoustic Assessment which will include the following:

- I. Internal noise levels need to meet the criteria set out in MCC’s Planning Noise Guidance document (included in the link below) and consider details of the maximum internal noise level permissible to not exceed the external levels recommended, details of façade / glazing / door performance, details of any lobbied door system and performance / specification.
- II. Any plant to be installed will need to be selected and designed and subsequently be assessed against MCC’s Planning Noise Guidance document (including kitchen extraction).

- III. Construction noise impacts will be assessed and managed through measures in the CEMP and noise and vibration control measures including site noise and vibration levels will need to be agreed by MCC .

See link to Guidance below:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Noise can be scoped out of the ES

Socio-economic impacts

I consider climate change (with the exception of social value) cannot be scoped out of the ES for the reasons set out below.

Transport and Access

The comments within your scoping report are noted. I consider that Transport and Access does not need to be included as part of the EIA and can be scoped out of the ES. However, the application will need to be supported by a full transport assessment at planning submission stage with a particular emphasis on the following:

- Consideration of pedestrian and cycling routing requirements around the development
- Traffic impact assessment
- Construction management requirements
- Waste management requirements
- Travel planning requirements
- The need for on-street parking (such as car club bay and disabled bay provision)

Water Resources (including Drainage and Flood Risk)

The comments within your scoping report are noted and are generally acceptable, however the following should be noted:

The proposed development is situated within Flood Zone 1. The Site is at low risk of flooding 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 very low risk of surface water flooding but small parts of the site to the north east are at high to medium risk of groundwater flooding occurring at the surface. The basement/lower ground level could be at risk of groundwater ingress when perched groundwater levels are high; however, assuming appropriate waterproofing will be implemented, mitigation measures can adequately manage the risk of groundwater flooding.

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.

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.

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://assets.publishing.service.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 and updated along with proposed standards of operation and maintenance in accordance with paragraph 081 of NPPF Planning Practice Guidance.

On the basis that the above and any mitigation is captured within the Flood Risk Assessment and Drainage Strategy it is agreed that Water Resources (including Drainage and Flood Risk) can be scoped out of the ES.

Lighting

There are no comments within your scoping report in relation to lighting, however it is considered that Lighting is capable of being scoped out of the ES but information on this should form part of the supporting documents to the planning application.

Waste

There are no comments on this within your scoping report. The approach to waste management should cover management of commercial waste with a waste assessment and a completed waste proforma will need to be provided with the application to

demonstrate that the commercial waste storage and collection regime will comply with the requirements of GD07. Subject to this detail and a Site Waste Management Plan ('SWMP') forming part of the supporting documents to the planning application, Waste can be scoped out of the ES.

Accidents and disasters

There are no comments on this within your scoping report however it is considered that the nature of the proposed development is such that it not considered to pose risk of major accidents and/or disasters. As such, accidents and disasters can be scoped out of the ES.

Summary

I agree that the matters you have identified to be scoped out of the ES are appropriate with the addition of Accidents and Disasters, Lighting, and Waste. I am of the opinion, however, that Socio-Economic Impacts (further details provided below) should be part of the ES.

The planning application must be supported by appropriate documentation, including any mitigation, to minimise any effects as a result of the Proposed Development from the matters confirmed above for scoping out. The City Council reserves the right to reconsider this position following a more detailed consideration of the reports which will accompany the planning application.

ENVIRONMENTAL STATEMENT CHAPTERS - SPECIFIC COMMENTS ON THE TECHNICAL CONTENTS

The ES should be proportionate in its consideration of the aspects of the environment listed under Paragraph 2 of Regulation 4 of the EIA Regulations. Those aspects of the environment that are subject to the most significant impacts from the Proposed Development should be the primary focus of the ES.

Your scoping report advises that the ES will cover the following topic areas.

Climate Change

Daylight Sunlight and Overshadowing

Heritage

Human Health

Townscape and Visual Impact

Wind

Climate Change

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES subject to consideration of including a broad approach and methodology for assessing the impact on climate change. Impacts and potential mitigation from the other technical chapters should feed into this assessment particularly around management of surface water, waste management, green and blue

infrastructure, biodiversity and ecology, travel planning and efficiency of the building fabric, an assessment of the lifecycle of the building (including management of embodied carbon) and use of renewable energy as part of promoting a low carbon development and reducing emissions and the likely environmental impacts of this.

It should be noted that sensitive receptors should include any adjacent schools and nurseries.

Daylight, Sunlight and Overshadowing

The comments within your scoping report are noted. The modelling of alternative targets based in mirror images is not considered to be a requirement in terms of this chapter. Otherwise the scope is acceptable in terms of consideration in the ES.

Heritage

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

Human Health

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES. It should be noted that sensitive receptors should include any adjacent schools and nurseries.

The comments within your scoping report are noted. We note that Socio Economic Impacts associated with development are to be considered within a supporting Economic Statement and that impact on the economy and job creation and the contribution that this will make to the ongoing regeneration within this part of the City will be addressed within the Planning Statement. However, notwithstanding this we do not agree that this should be scoped out of the ES. This is given the wider interlinked benefits with other topic matters to be included, given contribution of the commercial offer to the viability and vitality of the area and the impact on wellbeing and health of visitors and workers at the buildings and the need given the particular scope of the proposals to balance the economic benefits with the social and environmental impacts of the development. This chapter should also recognize the socio benefits of improvements to public realm around the application building.

Socio-economic impacts

It is considered that the Socio-Economic impacts of the Proposed Development are significant and require assessment through the EIA process. This should include an assessment of the impact on the economy and job creation and the contribution that this will make to the ongoing regeneration within this part of the City.

The comments within your scoping report are noted. We note that Socio Economic Impacts associated with development are to be considered within a supporting Economic Statement and that impact on the economy and job creation and the contribution that this will make to the ongoing regeneration within this part of the City will be addressed within the Planning Statement. However, notwithstanding this we do not agree that this should be scoped out of the ES. This is given the wider interlinked benefits with other topic matters to

be included, given contribution of the commercial offer to the viability and vitality of the area and the impact on wellbeing and health of visitors and workers at the buildings and the need given the particular scope of the proposals to balance the economic benefits with the social and environmental impacts of the development. This chapter should also recognize the socio benefits of improvements to public realm around the application building.

Townscape and Visual Impact

The comments within your scoping report including the Receptors and Key views within Appendix 4 Visual Zone of Influence and Key Viewpoints are noted and are acceptable in terms of their consideration in the ES.

It is essential that the ES considers the cumulative impacts of other developments in order to full understand the likely impacts of the Proposed Development.

Wind Microclimate

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

Cumulative impacts

The list of cumulative sites for assessment has been considered in order to assess any cumulative impacts of developments in this part of the City Centre is acceptable in terms of consideration in the ES.

FURTHER INFORMATION

The City Council, as Local Planning Authority, has undertaken thorough consideration of the information contained within your scoping report together with providing comments from relevant statutory consultees. The issuing of this Scoping Opinion does not preclude the City Council, as Local Planning Authority, from requesting further information at a later stage as the development proposals evolve or whilst a future planning application is being formally considered.

This letter also confirms the matters within part I of Schedule 4 to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that need to be covered within the Environmental Statement.

If you wish to discuss the above, please contact Angela Leckie on the above number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, flowing script.

Julie Roscoe
Director of Planning, Building Control & Licensing



Historic England

Ms Angela Leckie
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Direct Dial: [REDACTED]

Our ref: PL00799606

22 August 2025

Dear Ms Leckie

EIASCO/25/007 | Request for Scoping opinion | One North Parade Land Bounded By Parsonage Chambers (3 Parsonage), College Land, Parsonage & Parsonage Gardens Manchester

Thank you for consulting Historic England. I have reviewed the documents and I agree with the outcome of the EIA Screening and Scoping Report (Deloitte, August 2025), that Built Heritage should be included in the EIA. I am happy with the proposed methodology for the Heritage Statement and Heritage Impact Assessment and the heritage assets identified as being subjected to significance effects.

Yours sincerely,

[REDACTED]

Inspector of Historic Buildings and Areas

[REDACTED]



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.

Date: 26 August 2025
Our ref: 523056
Your ref: EIASCO/25/007



angela.leckie@manchester.gov.uk

BY EMAIL ONLY

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

T 0300 060 900

Dear Ms Angela Leckie

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017): 14 Storey Office Development

Location: One North Parade Land Bounded By Parsonage Chambers (3 Parsonage), College Land, Parsonage & Parsonage Gardens Manchester

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 08 August 2025, received on 08 August 2025.

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.

A robust assessment of environmental impacts and opportunities based on relevant and up to date environmental information should be undertaken prior to a decision on whether to grant planning permission. Annex A to this letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for the proposed development.

Further guidance is set out in Planning Practice Guidance on [environmental assessment, natural environment and climate change](#).

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.

Please note that Natural England must be consulted on Environmental Statements.

Please send any new consultations or further information on this consultation to consultations@naturalengland.org.uk.

Yours sincerely

A black rectangular box redacting the signature of the sender.

Consultations Team

Annex A – Natural England Advice on EIA Scoping

General Principles

[Schedule 4](#) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, sets out the information that should be included in an Environmental Statement (ES) to assess impacts on the natural environment. This includes:

- A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases
- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen
- A description of the aspects of the environment likely to be significantly affected by the development including biodiversity (for example fauna and flora), land, including land take, soil, water, air, climate (for example greenhouse gas emissions, impacts relevant to adaptation, cultural heritage and landscape and the interrelationship between the above factors
- A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium, and long term, permanent and temporary, positive, and negative effects. Effects should relate to the existence of the development, the use of natural resources (in particular land, soil, water and biodiversity) and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely effects on the environment
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment
- A non-technical summary of the information
- An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information

Further guidance is set out in Planning Practice Guidance on [environmental assessment](#) and [natural environment](#).

Cumulative and in-combination effects

The ES should fully consider the implications of the whole development proposal. This should include an assessment of all supporting infrastructure.

An impact assessment should identify, describe, and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment (subject to available information):

- a. existing completed projects;
- b. approved but uncompleted projects;
- c. ongoing activities;
- d. plans or projects for which an application has been made and which are under consideration by the consenting authorities; and
- e. plans and projects which are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects.

Environmental data

Natural England is required to make available information it holds where requested to do so. National datasets held by Natural England are available at <http://www.naturalengland.org.uk/publications/data/default.aspx>.

Detailed information on the natural environment is available at www.magic.gov.uk.

Natural England's SSSI Impact Risk Zones are a GIS dataset which can be used to help identify the potential for the development to impact on a SSSI. The dataset and user guidance can be accessed from the [Natural England Open Data Geoportal](#).

Natural England does not hold local information on local sites, local landscape character, priority habitats and species or protected species. Local environmental data should be obtained from the appropriate local bodies. This may include the local environmental records centre, the local wildlife trust, local geo-conservation group or other recording society.

Biodiversity and Geodiversity

General principles

The [National Planning Policy Framework](#) (paragraphs 192-196) sets out how to take account of biodiversity and geodiversity interests in planning decisions. Further guidance is set out in Planning Practice Guidance on the [natural environment](#).

The potential impact of the proposal upon sites and features of nature conservation interest and opportunities for nature recovery and biodiversity net gain should be included in the assessment.

Ecological Impact Assessment (EclA) is the process of identifying, quantifying, and evaluating the potential impacts of defined actions on ecosystems or their components. EclA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal. [Guidelines](#) have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM).

Local planning authorities have a [duty](#) to conserve and enhance biodiversity as part of their decision making. Conserving biodiversity can include habitat restoration or enhancement. Further information is available [here](#).

Designated nature conservation sites

The proposal is unlikely to adversely impact any European or internationally designated nature conservation sites (including 'habitats sites' under the NPPF) or nationally designated sites (Sites of Special Scientific Interest, National Nature Reserves or Marine Conservation Zones).

Regionally and Locally Important Sites

The ES should consider any impacts upon local wildlife and geological sites, including local nature reserves. Local Sites are identified by the local wildlife trust, geoconservation group or other local group and protected under the NPPF (paragraph 192 and 193). The ES should set out proposals for mitigation of any impacts and if appropriate, compensation measures and opportunities for enhancement and improving connectivity with wider ecological networks. Contact the relevant local body for further information.

Protected Species

The conservation of species protected under the Wildlife and Countryside Act 1981 and the

Conservation of Habitats and Species Regulations 2017

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 ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law. Records of protected species should be obtained from appropriate local biological record centres, nature conservation organisations and local groups. 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.

The area likely to be affected by the development 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. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and, where necessary, licensed, consultants.

Natural England has adopted [standing advice](#) for protected species, which includes guidance on survey and mitigation measures. A separate protected species licence from Natural England or Defra may also be required.

District Level Licensing for Great Crested Newts

District level licensing (DLL) is a type of strategic mitigation licence for great crested newts (GCN) granted in certain areas at a local authority or wider scale. A [DLL scheme for GCN](#) may be in place at the location of the development site. If a DLL scheme is in place, developers can make a financial contribution to strategic, off-site habitat compensation instead of applying for a separate licence or carrying out individual detailed surveys. By demonstrating that DLL will be used, impacts on GCN can be scoped out of detailed assessment in the Environmental Statement.

Priority Habitats and Species

Priority Habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Lists of priority habitats and species can be found [here](#). Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. Sites can be checked against the (draft) national Open Mosaic Habitat (OMH) inventory published by Natural England and freely available to [download](#). Further information is also available [here](#).

An appropriate level habitat survey should be carried out on the site, to identify any important habitats present. In addition, ornithological, botanical, and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present.

The Environmental Statement should include details of:

- Any historical data for the site affected by the proposal (e.g. from previous surveys)
- Additional surveys carried out as part of this proposal
- The habitats and species present
- The status of these habitats and species (e.g. whether priority species or habitat)
- The direct and indirect effects of the development upon those habitats and species
- Full details of any mitigation or compensation measures

- Opportunities for biodiversity net gain or other environmental enhancement

Ancient Woodland, ancient and veteran trees

The ES should assess the impacts of the proposal on any ancient woodland, ancient and veteran trees, and the scope to avoid and mitigate for adverse impacts. It should also consider opportunities for enhancement.

Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. The [wood pasture and parkland inventory](#) sets out information on wood pasture and parkland.

The [ancient tree inventory](#) provides information on the location of ancient and veteran trees.

Natural England and the Forestry Commission have prepared [standing advice](#) on ancient woodland, ancient and veteran trees.

Biodiversity net gain

Paragraph 193 of the NPPF states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Biodiversity Net Gain is additional to statutory requirements relating to designated nature conservation sites and protected species.

Proposals for mandatory biodiversity net gain should be in line with the Environment Act 2021 and supporting regulations. Further information on biodiversity net gain, including [draft Planning Practice Guidance](#), can be found [here](#)

The statutory [biodiversity metric](#), together with ecological advice, should be used to calculate the change in biodiversity resulting from proposed development and demonstrate how proposals can achieve a net gain.

The metric should be used to:

- assess or audit the biodiversity unit value of land within the application area
- calculate the losses and gains in biodiversity unit value resulting from proposed development
- demonstrate that the required percentage biodiversity net gain will be achieved

Biodiversity Net Gain outcomes can be achieved on site, off-site or through a combination of both. On-site provision should be considered first. Delivery should create or enhance habitats of equal or higher value. When delivering net gain, opportunities should be sought to link delivery to relevant plans or strategies e.g. Green Infrastructure Strategies or Local Nature Recovery Strategies.

Opportunities for wider environmental gains should also be considered.

Landscape

Nationally Designated Landscapes

Landscape and visual impacts

The environmental assessment should refer to the relevant [National Character Areas](#). Character area profiles set out descriptions of each landscape area and statements of environmental opportunity.

The ES should include a full assessment of the potential impacts of the development on local

landscape character using [landscape assessment methodologies](#). We encourage the use of Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013. LCA provides a sound basis for guiding, informing, and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character.

A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in *Guidelines for Landscape and Visual Impact Assessment 2013* ((3rd edition) produced by the Landscape Institute and the Institute of Environmental Assessment and Management. For National Parks and AONBs, we advise that the assessment also includes effects on the 'special qualities' of the designated landscape, as set out in the statutory management plan for the area. These identify the particular landscape and related characteristics which underpin the natural beauty of the area and its designation status.

The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage.

To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials. Account should be taken of local design policies, design codes and guides as well as guidance in the [National Design Guide](#) and [National Model Design Code](#). The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure. It should also set out detail of layout alternatives, where appropriate, with a justification of the selected option in terms of landscape impact and benefit.

Heritage Landscapes

The ES should include an assessment of the impacts on any land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific, or historic interest. An up-to-date list is available at www.hmrc.gov.uk/heritage/lbsearch.htm.

Connecting People with nature

The ES should consider potential impacts on access land, common land, public rights of way and, where appropriate, the England Coast Path and coastal access routes and coastal margin in the vicinity of the development, in line with NPPF paragraph 105. It should assess the scope to mitigate for any adverse impacts. Rights of Way Improvement Plans (ROWIP) can be used to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

Measures to help people to better access the countryside for quiet enjoyment and opportunities to connect with nature should be considered. Such measures could include reinstating existing footpaths or the creation of new footpaths, cycleways, and bridleways. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Access to nature within the development site should also be considered, including the role that natural links have in connecting habitats and providing potential pathways for movements of species.

Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate.

Soils and Agricultural Land Quality

Soils are a valuable, finite natural resource and should also be considered for the ecosystem services they provide, including for food production, water storage and flood mitigation, as a carbon store, reservoir of biodiversity and buffer against pollution. It is therefore important that the soil resources are protected and sustainably managed. Impacts from the development on soils and best and most versatile (BMV) agricultural land should be considered in line with paragraphs 187 and 188 of the NPPF. Further guidance is set out in the Natural England [Guide to assessing development proposals on agricultural land](#).

As set out in paragraph 223 of the NPPF, new sites or extensions to sites for peat extraction should not be granted planning permission.

The following issues should be considered and, where appropriate, included as part of the Environmental Statement (ES):

- The degree to which soils would be disturbed or damaged as part of the development
- The extent to which agricultural land would be disturbed or lost as part of this development, including whether any best and most versatile (BMV) agricultural land would be impacted.

This may require a detailed Agricultural Land Classification (ALC) survey if one is not already available. For information on the availability of existing ALC information see www.magic.gov.uk.

- Where an ALC and soil survey of the land is required, this should normally be at a detailed level, e.g. one auger boring per hectare, (or more detailed for a small site) supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, i.e. 1.2 metres. The survey data can inform suitable soil handling methods and appropriate reuse of the soil resource where required (e.g. agricultural reinstatement, habitat creation, landscaping, allotments and public open space).
- The ES should set out details of how any adverse impacts on BMV agricultural land can be minimised through site design/masterplan.
- The ES should set out details of how any adverse impacts on soils can be avoided or minimised and demonstrate how soils will be sustainably used and managed, including consideration in site design and master planning, and areas for green infrastructure or biodiversity net gain. The aim will be to minimise soil handling and maximise the sustainable use and management of the available soil to achieve successful after-uses and minimise off-site impacts.

Further information is available in the [Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites](#) and The British Society of Soil Science Guidance Note [Benefitting from Soil Management in Development and Construction](#).

Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue. For example, approximately 85% of protected nature conservation sites are currently in exceedance of nitrogen levels where harm is expected (critical load) and approximately 87% of sites exceed the level of ammonia where harm is expected for lower plants (critical level of 1µg) ^[1]. A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The Government's Clean Air Strategy also has a number of targets to reduce emissions including to

^[1] [Report: Trends Report 2020: Trends in critical load and critical level exceedances in the UK - Defra, UK](#)

reduce damaging deposition of reactive forms of nitrogen by 17% over England's protected priority sensitive habitats by 2030, to reduce emissions of ammonia against the 2005 baseline by 16% by 2030 and to reduce emissions of NO_x and SO₂ against a 2005 baseline of 73% and 88% respectively by 2030. Shared Nitrogen Action Plans (SNAPs) have also been identified as a tool to reduce environmental damage from air pollution.

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 ES should take account of the risks of air pollution and how these can be managed or reduced. This should include taking account of any strategic solutions or SNAPs, which may be being developed or implemented to mitigate the impacts on air quality. 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).

Information on air pollution modelling, screening and assessment can be found on the following websites:

- SCAIL Combustion and SCAIL Agriculture - <http://www.scail.ceh.ac.uk/>
- Ammonia assessment for agricultural development <https://www.gov.uk/guidance/intensive-farming-risk-assessment-for-your-environmental-permit>
- Environment Agency Screening Tool for industrial emissions <https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit>
- Defra Local Air Quality Management Area Tool (Industrial Emission Screening Tool) – England <http://www.airqualityengland.co.uk/laqm>

Water Quality

The planning system plays a key role in determining the location of developments which may give rise to water pollution, and hence planning decisions can have a significant impact on water quality, and land. The assessment should take account of the risks of water pollution and how these can be managed or reduced. A number of water dependent protected nature conservation sites have been identified as failing condition due to elevated nutrient levels and nutrient neutrality is consequently required to enable development to proceed without causing further damage to these sites. If your planning application is affected by Nutrient Neutrality, the ES needs to take account of any strategic solutions for nutrient neutrality or Diffuse Water Pollution Plans, which may be being developed or implemented to mitigate and address the impacts of elevated nutrient levels. These solutions or plans should be relevant to the specific planning consultation site. Further information can be obtained from the Local Planning Authority.

Climate Change

The ES should identify how the development affects the ability of the natural environment (including habitats, species, and natural processes) to adapt to climate change, including its ability to provide adaptation for people. This should include impacts on the vulnerability or resilience of a natural feature (i.e. what's already there and affected) as well as impacts on how the environment can accommodate change for both nature and people, for example whether the development affects species ability to move and adapt. Nature-based solutions, such as providing green infrastructure on-site and in the surrounding area (e.g. to adapt to flooding, drought and heatwave events), habitat creation and peatland restoration, should be considered. The ES should set out the measures that will be adopted to address impacts.

Further information is available from the [Committee on Climate Change's \(CCC\) Independent Assessment of UK Climate Risk](#), the [National Adaptation Programme \(NAP\)](#), the [Climate Change Impacts Report Cards](#) (biodiversity, infrastructure, water etc.) and the [UKCP18 climate projections](#).

The Natural England and RSPB [Climate Change Adaptation Manual](#) (2020) provides extensive

information on climate change impacts and adaptation for the natural environment and adaptation focussed nature-based solutions for people. It includes the Landscape Scale Climate Change Assessment Method that can help assess impacts and vulnerabilities on natural environment features and identify adaptation actions. Natural England's [Nature Networks Evidence Handbook](#) (2020) also provides extensive information on planning and delivering nature networks for people and biodiversity.

The ES should also identify how the development impacts the natural environment's ability to store and sequester greenhouse gases, in relation to climate change mitigation and the natural environment's contribution to achieving net zero by 2050. Natural England's [Carbon Storage and Sequestration by Habitat report](#) (2021) and the British Ecological Society's [nature-based solutions report](#) (2021) provide further information.

Contribution to local environmental initiatives and priorities

The ES should consider the contribution the development could make to relevant local environmental initiatives and priorities to enhance the environmental quality of the development and deliver wider environmental gains. This should include considering proposals set out in relevant local strategies or supplementary planning documents including landscape strategies, green infrastructure strategies, tree and woodland strategies, biodiversity strategies or biodiversity opportunity areas.

Manchester City Council
Town Hall Albert Square
Manchester
Lancashire
M2 5DB

Our ref: SO/2025/125170/01
Your ref: EIASCO/25/007
Date: 28 August 2025

Dear Angela Leckie,

Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

One North Parade Land Bounded By Parsonage Chambers (3 Parsonage), College Land, Parsonage & Parsonage Gardens Manchester

Thank you for consulting the Environment Agency on the above Environmental Impact Assessment (EIA) Scoping Opinion Request, which we received on 8 August 2025.

We have no comments to make in respect of the proposed development.

Yours sincerely,



Sustainable Places Advisor

SPPlanning.RFH@environment-agency.gov.uk

Scoping Opinion EIASCO/25/007 North Parade

From [REDACTED]
Date Wed 20/08/2025 10:20
To Angela Leckie [REDACTED]

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Hi Angela

Thank you for consulting the GMEU.

I am satisfied that there are no reasons to scope ecology in, to any Environment Assessment that may be required.

The PEA provided covers the only potential issues of bats, nesting birds, invasive species and proximity to the River Irwell. No significant wildlife receptors or invasive species were identified and I agree that the River Irwell is sufficiently distant and buffered, that significant effects to this particular ecological receptor is very low.

I have no issues with the preliminary ecological appraisal which should be updated as required, when and if a planning application or demolition notice comes forward.

[REDACTED]
Ecologist

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Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

[REDACTED]

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Application EIASCO/25/007 - One North Parade - Archaeology

From [REDACTED]
Date Tue 19/08/2025 13:39
To Angela Leckie [REDACTED]

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good afternoon Angela

RE: Application EIASCO/25/007 - Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) - One North Parade, Land Bounded by Parsonage Chambers (3 Parsonage), College Land, Parsonage & Parsonage Gardens, Manchester

Thank you for consulting GMAAS on the above request for a Scoping Opinion.

The application site does not contain any designated heritage assets, although it lies in the Parsonage Gardens Conservation Area and within the Area of Medieval Manchester. It is an area of some local archaeological interest and any surviving below-ground remains could potentially be of archaeological interest.

The applicant has submitted an EIA Scoping Report, prepared by Deloitte in August 2025, which identifies that the proposed development falls within Schedule 2 (10b) of the EIA Regulations. The Scoping Report includes an overview of the site's archaeological resource (Table 5.1) that summarises the baseline conditions and presents an appropriate strategy to offset the harm of development on potential archaeological remains. This is coupled with a comprehensive desk-based assessment prepared by Civic Heritage that is included in the Scoping Report as Appendix 9. It is concluded that there will be no likely significant effects in EIA terms arising from the proposed development and archaeology can be Scoped Out of any subsequent Environmental Statement, although an archaeological mitigation strategy will need to be implemented during any future development groundworks.

GMAAS was consulted during the preparation of the Scoping Report and agrees with the conclusion, and considers that the below-ground archaeology has the potential to be of local significance but is not of sufficient interest to warrant further consideration as part of the EIA process. It is anticipated, however, that intrusive archaeological investigation will be carried out in conjunction with the proposed development works in due course. GMAAS will be content to see any such work secured through a negative planning condition attached to consent, and carried out in accordance with an agreed Project Design.

With kindest regards

[REDACTED]



University of
Salford
MANCHESTER

[REDACTED]
Heritage Management Director
Greater Manchester Archaeological Advisory Service
Centre for Applied Archaeology, Peel Building
School of Science, Engineering & Environment
University of Salford, Manchester M5 4WT, UK
[REDACTED]





Memorandum

To Angela Leckie

From [REDACTED]

Date 2 September 2025

Subject **EIASCO/25/007**

Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

We have reviewed the above application in relation to highways and our comments are as follows:

Document Submission

The EIA Scoping Report confirms that the proposed development will be supported by a CEMP.

The proposed development will also need to be supported via a Transport Assessment and Travel Plan.

MCC Highways would require a Waste Management Strategy, Servicing Management Strategy and Delivery Management Strategy.

For the avoidance of doubt the Transport Assessment should comprise of:

- o Analysis of collision data during the most recent five-year period, with identification of any underlying patterns that might be affected by the development;
- o Traffic surveys and queue surveys (weekdays) - scope to be agreed with the Local Highway Authority (LHA), TfGM UTC and HFAS. TfGM UTC can be contacted in respect of the viability of any traffic counts in the area that could be used for the assessment.
- o 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.
- o 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 a Census Journey-to-Work statistics and/or vehicle turning proportions at nearby junctions.

- o 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).
- o An understanding of the likely impacts of the proposed development considered alongside any other nearby committed developments.
- o In the relevant TA, clear diagrams should be provided illustrating the following elements, each individually:
 - o Base Flows
 - o Committed Development Flows
 - o Proposed Flows
 - o Proposed Distribution
 - o Base plus Committed plus proposed development
 - o Future plus Committed plus proposed development
- o 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.
- o The scope of the junctions to be assessed by detailed modelling should be agreed with TfGM (UTC) and the LHA 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.
- o Provide justification for the proposed level of cycle parking. It should be noted that some short-stay cycle parking provision would also be beneficial for visitors. Sheltered and secure cycle parking will be required for staff;
- o Provide justification for the proposed level of car parking (including disabled/EVC provision). Parking bays and aisle widths will need to align with MCC standards. Swept-path assessments will also be required;
- o Swept path analysis of the proposed servicing arrangements / access road access, routing & egress.
- o Include proposed S278 highways engineering drawings, which should demonstrate appropriate swept-path assessment, visibility and retention of safe pedestrian movement around the site access including both primary vehicular access points and emergency access/routes. A summary of the RSA1 findings within the TA would also be useful;
- o Discussion of how the development will link to works proposed around the vicinity of the site.
- o Confirmation of whether the existing pays will remain in place / be reconfigured etc.
- o Demonstration that waste and service vehicles can safely utilise the proposed site layout / adjacent highway network;
- o Undertake a review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development and identification of modifications;
- o Include information on emergency access routes and how these would integrate with the adjacent highway network and developments;
- o Provide details on/management of taxis, site deliveries and servicing (including engineering drawings).

EIA Transport Chapter - Highways Scoping Response:

An EIA Scoping Report has been submitted for the proposed development. The Scoping Report notes that although the proposals are likely to give rise to vehicular, sustainable and pedestrian trips that overall, there will be no significant effects on the highway network.

The Scoping Report suggests that the proposed development may result in an increase of c. 30 two-way vehicular trips in the AM and PM peaks. The report notes that this is due to the increase in the proposed office use floorspace.

The Scoping Report confirms that the assessment is in accordance with IEMA best practice guidance which aims to assist in identifying likely significant environmental effects. The preliminary assessment suggests that the proposed development will not result in a change in site traffic that exceeds IEMA significance / screening thresholds and therefore, Transport has been scoped out. This is acceptable to Highways.

The EIA Scope confirms that a CEMP will be in place during the construction period and this is acceptable to Highways. Please see section below in relation to CMP.

Overall, Highways are satisfied with the EIA Scoping Reports findings.

General Comments:

Trip Generation:

A multi-modal trip assessment should be undertaken and presented within the submitted Transport report.

TfGM note in the EIA Scoping Report Table 5.1, under the "Traffic and Transport" discipline, two criteria are set out to scope the spatial extent of the assessment. TfGM recommend assessment criteria of an increase of 30 (or greater) two-way vehicle movements per hour.

Mitigation:

The developer should identify appropriate mitigation to accommodate any increases in traffic generation and increased pedestrian and cyclist movements. Any appropriate mitigation should be identified in conjunction with TfGM UTC and MCC who will be happy to work with the developer to agree an approach.

The TA should consider the impact of the development on the existing public transport networks in terms of extension of bus services, additional person trips. Mitigation measures should be considered where appropriate.

Where changes to the TROs are required due to access / egress points the applicant will be required to fund these changes. This will need to be done via a S278 agreement.

Site Accessibility by Sustainable Modes:

The TA should include a comprehensive review of the existing provision in the vicinity of the site for all pedestrians including those with disabilities. In addition to walking distances and pedestrian desire lines, pedestrian environment (including footway condition and widths) and pedestrian safety and security should be considered. An audit of the footways in the vicinity of the development should be undertaken and improvements identified.

A comprehensive review of the cycling infrastructure in the vicinity of the proposed development should also be undertaken. This should include an assessment of the connectivity of the site with existing cycle routes. The quality and condition of existing infrastructure, cyclist safety and security should also be considered.

The catchment area for cycling, walking and public transport should be captured in maps. The quality of the routes for pedestrians and cyclists should be described and this should include a description of any signing for cycle routes as appropriate.

The TA should provide a review of existing public transport services (including service frequency and location of nearest stations/stops), with a view to supporting improvements to existing public transport services as required, in particular, assess the quality of the surrounding bus infrastructure i.e. upgrade to shelters etc.

The TA should include a plan clearly showing details of the proposed pedestrian and cycle access points serving the site and linkages into the surrounding area. Connectivity with local public transport networks should be highlighted. The applicant should consider measures to encourage access by sustainable modes. Possible measures include but are not limited to the provision of pedestrian crossings, cycleways, cycle parking, new/improved footway ensuring that there are linkages into existing cycle and pedestrian facilities, as well as upgrades to existing bus stops (where appropriate).

TfGM would suggest that a pedestrian survey is carried out in the vicinity of the site, as per guidance <https://www.livingstreets.org.uk/media/1434/street-review-guidance-for-web.pdf> and included as part of the TA.

It should be highlighted that LTN/120 has been introduced by the DfT and this has changed the requirements for the design of cycling provision.

Details of cycle parking facilities for the proposed development (e.g., number of spaces, location and type) should be provided and shown on plan.

TRO Review:

A review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development is required to determine if any changes are required to ensure potential overflow car parking from the development does not impact highway operation/safety.

Please note that any removal / relocation of Pay & Display bays will result in a fee.

Access:

The scoping note confirms that the initial plans are for all vehicles to access / egress the site from Bridge Street via St Mary's Parsonage.

Vehicle Parking:

The development will be a car free development. Given the nature and location of this development, this is deemed to be acceptable in principle. It is accepted that any users accessing the site by car would utilise local pay-and-display provision or various external car parks spread across the wider network given the existing waiting restrictions covering the highways in the vicinity of the site.

Cycle Parking:

MCCs Core Strategy states that the minimum number of spaces required for cycles for office use is 1 space per 200 sqm. The EIA Scope states that the development will be made up of ground floor commercial. This equates to 50 spaces.

MCCs Core Strategy has various commercial standards but taking the most robust standard of 1 space per 50 spaces per sqm. This equates to 14 spaces.

Therefore, the c. 80 internal and c. 16 internal spaces for the proposed development and the 84 internal and 17 external for the potential 5% buffer are acceptable in principle.

Details of cycle parking facilities for the proposed development (e.g. number of spaces, location and type) should be provided and shown on plan and included in the submitted Transport Report.

The initial plans suggest a cycle access from College Land. It is noted that this is a narrow street between buildings. The developer should consider resurfacing the carriageway and ensuring that the access is well lit.

The access leads to a cycle lift to provide access to the main cycle store on level B1. This is acceptable in principle. Noted that lockers, changing rooms and showers will be provided - this is welcomed by Highways.

A comprehensive review of the cycling infrastructure in the vicinity of the proposed development should also be undertaken. This should include an assessment of the connectivity of the site with existing cycle routes. The quality and condition of existing infrastructure, cyclist safety and security should also be considered.

The catchment area for cycling, walking and public transport should be captured in maps. The quality of the routes for pedestrians and cyclists should be described and this should include a description of any signing for cycle routes as appropriate.

Waste and Service Management

The Transport Statement should provide details on where bin stores are proposed for each use class type. These must meet MCCs GD04 guidance and must not be located on the adopted highway.

The Transport Statement should include details on the waste forecast, waste vehicle collection points and how the site will be serviced in terms of delivery vehicles.

For the avoidance of doubt, swept path analysis should be provided of a 11.5m refuse vehicles within the development site. The swept path should demonstrate that the refuse vehicle can enter and exit in forward gear and manoeuvre around the site safely.

A Waste Management Strategy should be submitted as part of the planning application.

It is requested that servicing is undertaken outside of the network AM and PM peak periods. It is also requested that a Service Management Strategy is in place.

Swept path analysis should be provided for the largest expected service/delivery vehicle within the development boundary. The number of deliveries and location of the delivery points should also be provided.

It is requested that a Service Management Strategy is submitted as part of the planning application.

Off-Site Highways Works

A S278 agreement is required for works to the adopted highway - a deposit is required to begin the S278 application, additional costs will be payable and are to be agreed with S278 Statutory Approvals team. Following an assessment of the scope of works, all additional estimated costs are required to be paid in full prior to the expenditure of the initial deposit, or work on the technical approval process will cease and can delay the programme for the start of works on site. The minimum standard S278 technical approval timescale is between 4-6 months and, if TRO's are included, can take 12 months so please programme this into your timetable. Please note: you will not be able to start works on the highway until technical approval has been given by the S278 Engineer and the relevant highways permits granted.

Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense. The following link provides access:

https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

For the avoidance of doubt, all non-standard materials to be used on the adopted highway will be subject to applicable commuted sums, likewise for the implementation of street trees on the highway.

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.

It is recommended that footways are 2.0m minimum (clear of street furniture and other obstructions) in width to accommodate double buggies and other residents/visitors with restricted mobility.

It is requested that footways bounding the site are resurfaced as part of a S278 agreement and at cost to the applicant.

For developments with S278 works a Stage 1 Road Safety Audit (RSA 1) is requested to inform the preliminary design and it is requested that this is included in the submitted documents at planning stage. This ensures that any underlying highway safety issues have been identified and mitigation is proposed accordingly. The scope and study area of the RSA1 will be agreed on a site by site basis however, as a minimum, it is expected to include the following:

- o 5 years of accident history
- o Audit of key pedestrian routes (crossing points, footway widths, condition etc.)
- o Audit of key cycling routes (ASLs, cycle lanes etc.)
- o Highway layout including, but not limited to (visibility assessments, speed limits, TROs, traffic calming etc.)

A copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

If there are any changes planned for bus infrastructure, for example relocation of existing bus stops or the creation of new bus parking areas, TfGM would request that the applicant liaise directly with TfGM's bus infrastructure team who can be contacted at Shelters@tfgm.com.

Travel Plan

A Framework Travel Plan should be submitted as part of the forthcoming planning application.

For a Travel Plan to be successful, it will be dependent on establishing a culture of sustainable travel behaviour at the outset, rather than on changing already established travel practices. The success of Travel Plan measures will depend on their effective delivery and commitment from the occupier and therefore robust arrangements for the implementation and running of the Travel Plan need to be included in the Framework Travel Plan from the outset. These include:

- o A travel plan budget and resources for the implementation and day to day management of travel plan measures;
- o Appropriate management structures;
- o Detailed time frames for the delivery;
- o Handover arrangements for the travel plan or its components when the developer's responsibility ceases; and
- o Targets and monitoring arrangements.

The full Travel Plan should include tailored measures to overcome specific barriers, or take advantage of opportunities, presented by the site.

The development, submission, implementation and monitoring of a Full Travel Plan will be conditioned with any planning consent.

Construction Management:

During the construction phase of the proposed development, construction traffic management measures will be implemented through a CEMP, which will be secured by planning condition.

The construction of the site could result in the closure of roads and footpaths, physical works within the highway to form new site access points, layout improvements, service upgrades and the need to accommodate regular deliveries of materials and construction equipment. It is acknowledged that the precise nature of the construction related highway effects are difficult to identify in detail until a final construction programme and delivery phasing plan has been undertaken.

It is recommended that the applicant has early engagement with MCCs Event and Network Management Team and work closely to safely manage highway and pedestrian safety during the construction phase.

The EIA and following CMP should identify any mitigation measures necessary to address any significant effects during the construction phase of the proposed development.

MCC Highways would also request that a Construction Environmental Management Plan (CEMP) is conditioned with any planning approval. It is therefore recommended that the CEMP is updated to incorporate the following which are usually required within a CMP which would work to further reduce environmental impacts:

- o The duration/phasing of construction works and associated vehicle trips;
- o Routing of construction traffic and associated swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Traffic Management measures for vehicles, pedestrians and cyclists;

- o Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality;
- o Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and
- o Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The Applicant should also note that MCC Highways also require information on proposed outline electricity/utility connection works and associated traffic management proposals prior to determination. This should be included within the submitted TA and also assessed as part of the EIA scoping process.

Highways Reference: 17403/FO/2025

Scoping opinion, North Parade and Parsonage EIASCO/25/007

From [REDACTED]
Date Fri 29/08/2025 13:57
To Angela Leckie [REDACTED]

Hi Angela

I have reviewed the scoping opinion for North Parade and land surrounded by Parsonage prepared by Deloitte and I have the following comments:

Air Quality – scoped out. We will recommend a condition and review the air quality assessment once submitted with the full application and provide comment. The assessment will need to include exposure assessment for the receptors being introduced to the area and include assessment of pollutants NO₂, PM₁₀ and PM_{2.5}. Construction dust assessment and mitigation measures will need to be included which will need to be directly included with the contractors CMP. There is comment to suggest that no parking is to be provided. The AQ report will need to confirm this and if parking is to be provided, we will recommend a condition with regard to EV charge points to demonstrate suitable provision in line with our MCC guidance for developers document. We will need comment with regard to how the development will comply with the IAQM best practice guidelines. Details of any clean air filters will need to be recommended where required including specification, location and maintenance requirements. It is suggested that at this stage the development will use an all-electric approach rather than a combustion approach using gas boilers so this will need to be confirmed in the AQ assessment. There will be emergency equipment installed which will be diesel generator type back up system so assessment of this should be included.

Ground Conditions: Scoped out. We will recommend a condition with regard to ground conditions but I have reviewed the Phase 1 Desk top Study prepared by Renaissance dated May 2025 reference ONP-REN-XX-XX-RP-C-00003 in appendix 6 of the scoping opinion. I can accept the majority of the content but ground gas monitoring will need to include 6 rounds over 3 months so the report will need to be revised accordingly and undertaken as required as part of the phase II site investigation. We will need a UK water supplier risk assessment submitting also to confirm the details of the water supply pipe within the site investigation and remediation strategy. We will review and provide comment on the Phase II intrusive site investigation and remediation strategy once submitted with the full application.

Noise – scoped out. We will recommend a condition with regard to noise breakout to the wider environment and transfer to the office above from the ground floor use. The consultant should review our Planning and Noise Technical Guidance document for the relevant standards and criteria. Noise breakout shall not exceed 5dB below the LA₉₀ at the surrounding receptors. These can include commercial buildings also including the proposed office space above. Assessment of noise transfer from the ground floor use to the office space above will also be required with internal limits being recommended and details of how these will be set and controlled. The condition will also require a validation element when at the relevant stage. We will provide full comment once the report has been submitted. We will provide full comment once the report has been submitted with the application.

We will also recommend a condition regarding plant noise and the above technical guidance document should be reviewed. The submitted information confirms plant shall not exceed 5dB below the LA₉₀ which is correct. The condition and criteria will apply to any externally mounted plant including any kitchen extraction equipment or plant associated with the ground floor commercial / restaurant use, any plant located behind louvred extract / building louvres and any plant located

within a plant compound but ducting externally via louvred discharge. Neighbouring commercial receptors and the proposed office uses should also be considered as receptors. Emergency generators and sub station where applicable will also require assessment under this condition. Emergency plant can meet a relaxed criteria of 10dB above the LA90 but we will require an emergency plant testing schedule. We will provide full comment once the report has been submitted with the application.

Outside of the above, at this stage it is expected that we will recommend conditions with regard to fume and odour from any kitchen extraction equipment, hours of use for the commercial units and servicing / delivery hours, demolition and construction management plan. The CMP will need to include the construction phase dust mitigation measures that will be recommended in the AQ assessment and will need to include a section on noise and vibration. The proposed hours of construction in the CMP will need to comply with our permitted hours of construction (07:30 to 18:00 Monday to Friday, 08:30 to 14:00 Saturday with no working Sunday or Bank Hols) . We will provide full comment on the contractors DMP/CMP once submitted.

We will also recommend a condition with regard to commercial refuse and the developer will need to review the MCC GD04 document with regard to the necessary requirements for commercial waste.

There may be other conditions or other comments additional to the above once the full application has been submitted.

Regards

[Redacted signature]

[Redacted name]
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

[Redacted address]

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Planning Application Reference EIASCO/25/007

From [REDACTED]
Date Tue 12/08/2025 11:39
To Angela Leckie [REDACTED]
Cc Planning [REDACTED]

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Your Ref: EIASCO/25/007

Our Ref: DC/25/2028

Location: One North Parade Land Bounded By Parsonage Chambers (3 Parsonage), College Land, Parsonage & Parsonage Gardens Manchester

Proposal: Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

United Utilities wish to make the following comments regarding the proposal detailed above.

Whilst we have no specific comments to make on the scoping report, we would be grateful if you could advise the applicant of the following comments:

-
According to our records, both water mains and public sewers are located in very close proximity to the scoping boundary. The precise location of these assets (and the associated easement strips) will need to be confirmed by the applicant. Any future development, including construction compounds, must not encroach on these assets or the associated maintenance strips.

United Utilities wishes to emphasise the importance of surface water management in line with the drainage hierarchy. All options for the sustainable management of surface water must be thoroughly investigated before we will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water. United Utilities will not accept the disposal of contaminated groundwater or surface water to the public sewers. This is outlined in the Water Industry Act (1991)

We wish to highlight our pre-development service for developers to discuss asset protection measures, agree drainage strategies and water supply requirements. We cannot stress highly enough the importance of developers contacting us as early as possible. If the applicant hasn't already done so, they can take advantage of our pre-development service by emailing SewerAdoptions@uuplc.co.uk or by visiting our website <https://www.unitedutilities.com/builders-developers/your-development/planning/pre-development-guidance/>. To discuss how the proposal interacts with the water mains assets we recommend the applicant contacts DeveloperServicesWater@uuplc.co.uk.

Please feel free to contact me should you have any further queries.

Kind regards



[REDACTED]
Apprentice (Assistant Town Planner)
Planning Team
Strategic Planning & Sustainability
unitedutilities.com

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Fw: [EXT] LSBUD Ref: 38304134 Your Ref: EIASCO/25/007 (MF) DBYD MP-LP High Risk

From Planning [REDACTED]
Date Tue 12/08/2025 10:44
To Angela Leckie [REDACTED]

 1 attachment (193 KB)
38304134_CadentGas.pdf;

Information, Delivery & Support Team
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: [REDACTED]
Sent: 12 August 2025 08:38
To: Planning [REDACTED]
Subject: [EXT] LSBUD Ref: 38304134 Your Ref: EIASCO/25/007 (MF) DBYD MP-LP High Risk

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Date: 11/08/2025
LinesearchbeforeUdig ref: 38304134
Your ref: EIASCO/25/007 (MF)

Dear Sir/Madam,

Your planning application – No objection, informative note required

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/our-services/gas-diversions. Prior to carrying out works, including the construction of access points, please register on www.linerearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Kind Regards,

Plant Protection Team

T: [REDACTED]

cadentgas.com

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