BURO HAPPOLD

Faraday Tower Demolition

Environmental Statement

Volume II: Appendices

MANCHESTER 1824

The University of Manchester

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Faraday Tower Demolition

Environmental Statement Volume II: Appendices

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18 August 2025

Revision 00

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00	Environmental Statement Volume II: Appendices	Maddie Adas	18/08/2025	Helen Lund

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Faraday Tower
EIA Scoping Report

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Glossary

Term	Definition
AADT	Annual Average Daily Traffic
AQMA	Air Quality Management Areas
AQO	Air Quality Objective
BH	Buro Happold Limited
BS	British Standards
CAP	Clean Air Plan
DEFRA	Department for Environment, Food and Rural Affairs
DMS	Demolition Method Statement
DN	Do nothing
DS	Do something
EIA	Environmental Impact Assessment
ES	Environmental Statement
EU	European Union
EPUK	Environmental Protection UK
GEA	Gross External Area
GHG	Greenhouse Gas
GMCA	Greater Manchester Combined Authority
ha	Hectares
HER	Historic Environment Record
HDV	Heavy Duty Vehicles
HS2	High Speed 2
IAQM	Institute of Air Quality Management
LAQM	Local Air Quality Management
LDV	Light Duty Vehicles
LOAEL	Lowest Observed Adverse Effect Level
LPA	Local planning authority
MCC	Manchester City Council
NAEI	National Atmospheric Emission Inventory
NDHA	Non-Designated Heritage Asset
NO_2	Nitrogen dioxide
NPPF	National Planning Policy Framework
NPSE	Noise Policy Statement for England
NRMM	Non-Road Mobile Machinery
PPG	Planning Practice Guidance
PPG:N	Planning Practice Guidance on Noise
PM	Particulate matter
RIBA	Royal Institute of British Architects
SEPA	Scottish Environment Protection Agency
SOAEL	Significant Observed Adverse Effect Level
SWMP	Site Waste Management Plan
TBC	To be confirmed
TMP	Traffic Management Plan
TPO	Tree Preservation Order
TV	Television
UK	United Kingdom
UMIST	University of Manchester Institute of Science and Technology
UNESCO	The United Nations Educational, Scientific and Cultural Organisation

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1 INTRODUCTION

1.1 BACKGROUND TO THE SCHEME

1.1.1 This report represents a formal request to Manchester City Council (MCC), for an Environmental Impact Assessment (EIA) scoping opinion for the demolition of Faraday Tower, located immediately west of Sackville Street in central Manchester (hereafter referred to as the 'site').

1.1.2 The University of Manchester (hereafter referred to as "the applicant") is seeking an EIA scoping opinion under the Town and Country Planning (EIA) Regulations 2017 (as amended) for the demolition of Faraday Tower (hereafter referred to as the "proposed project". The applicant intends to submit a detailed planning application for the proposed project, which will be subject to EIA and is the focus of this EIA scoping report.

1.1.3 A full description of the proposed project is provided in Chapter 3 of this report.

1.2 REQUIREMENT FOR ENVIRONMENTAL IMPACT ASSESSMENT

1.2.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (hereafter referred to as the "EIA Regulations") transposed, on 16th May 2017, the European Union (EU) Directive 2014/52/EU ("2014 EIA Directive").

1.2.2 Projects that require or may require an EIA are set out in Schedule 1 and 2 of the EIA Regulations. A Schedule 1 development automatically requires an EIA as this has the most potential to cause significant environmental effects. The proposed project is not considered a Schedule 1 development in accordance with the EIA Regulations.

1.2.3 Schedule 2 relates to development, other than exempt development, of a description mentioned in column 1 of the table in Schedule 2, where:

a. "Any part of that development is to be carried out in a sensitive area; or

b. any applicable threshold or criterion in the corresponding part of column 2 of that table is respectively exceeded or met in relation to that development."

1.2.4 With regards to the first criteria for a Schedule 2 development, according to the EIA Regulations, a "sensitive area" relates to any of the following:

a. 'Land notified under section 28(1) (sites of special scientific interest) of the Wildlife and Countryside Act 1981;

b. A National Park within the meaning of the National Parks and Access to the Countryside Act 1949;

c. The Broads;

d. A property appearing on the World Heritage List kept under article 11(2) of the 1972 UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage;

e. A scheduled monument within the meaning of the Ancient Monuments and Archaeological Areas Act 1979;

f. an area of outstanding natural beauty designated as such by an order made by Natural England under section 82(1) (areas of outstanding natural beauty) of the Countryside and Rights of Way Act 2000 as confirmed by the Secretary of State; or

g. A European site;'

1.2.5 In certain cases other statutory and non-statutory designations which are not included in the definition of "sensitive areas", but which are nonetheless environmentally sensitive, may also be relevant in determining whether an EIA is required.

1.2.6 The site does not contain any of the designations outlined above.

1.2.7 The 2011 ruling secured by SAVE Britain's Heritage against the Secretary of State for Communities and Local Government, involved the decision by Lancaster City Council to authorise the demolition of the historic Mitchell's Brewery building without prior approval. The Court of Appeal ruled that such demolitions must be subject to the EIA process if they are likely to have significant environmental effects.

1.2.8 Regarding the descriptions of development in Schedule 2 of the EIA Regulations, the proposed project falls under Category 10(b) in column 1 of the table in Schedule 2. This refers to infrastructure projects in the form of urban development projects. Although the proposed project falls below the thresholds identified in column 2 of the table, MCC has requested an EIA is undertaken for the proposed project due to the view that likely significant effects may occur.

1.2.9 Therefore, the applicant is proceeding straight into the EIA scoping stage.

1.3 THE PURPOSE OF SCOPING IN THE EIA PROCESS

1.3.1 There is no formal requirement for scoping to be undertaken prior to the submission of an Environmental Statement (ES), although provision for it is made in the EIA Regulations to enable a scoping opinion request to be made and responded to. Regulation 15 requires that a "scoping opinion" request includes the following information:

- *'A plan sufficient to identify the land (provided in Chapter 2);*
- *A brief description of the nature and purpose of the development, including its location and technical capacity (provided in Chapter 2 and Chapter 3);*
- *An explanation of the likely significant effects of the development on the environment (provided in Chapter 4, Chapter 5 and Chapter 6); and*
- *Such other information or representations as the person making the request may wish to provide or make.'*

1.3.2 The EIA Regulations set out a five week timescale for adopting an EIA scoping opinion, and the need to gain the opinion of statutory consultees. A scoping opinion is adopted when the local authority is satisfied that sufficient information has been provided for them to form a decision.

1.3.3 The submission of a scoping opinion request is considered to be good practice for EIA. It ensures that the scope of the assessment focuses on the important issues and eliminates detailed study of areas that are considered not to be significant. This makes sure that the process is proportionate.

1.3.4 The scoping report will form a basis of common reference for consultation regarding the scope and methodology of the EIA. The responses received from consultees on the scoping report will feed into the EIA process and the ES that accompanies the planning application. It is not the purpose of this report to provide detailed measurement, calculation or assessment of potential impacts and effects. Detailed assessments will be carried out when the EIA of the proposed project is undertaken and presented in the ES.

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1.4 STRUCTURE OF THE SCOPING REPORT

1.4.1 The remainder of the scoping report is set out as follows:

- Chapter 2 - Site and Surrounding Areas: describes the site, surrounding area, and potential sensitive resources and receptors;
- Chapter 3 - Description of the Proposed Project: describes the proposed project;
- Chapter 4 - Proposed Approach to EIA: describes the overall approach for the EIA at a high level;
- Chapter 5 - Proposed Assessments and Structure of the ES: provides a description of the environmental issues that are to be addressed by the EIA and sets out which environmental topics will not require detailed assessment and are scoped out;
- Chapter 6 - Environmental Assessments: details the proposed approach to the EIA and the structure of the ES;
- Chapter 7 - Summary of Key Potential Environmental Issues: summarises the key potential environmental issues that will be assessed; and
- Chapter 8 - Other Planning Documents: provides a summary of the wider planning documents proposed to be submitted.

1.4.2 This report is accompanied by the following appendices, which should be read in conjunction with section 6.4 Built Heritage of this report:

- Appendix A Review of archive plans;
- Appendix B Review: Location of Listed buildings within 500m radius of application site; and
- Appendix C Review: Location of Conservation areas within 500m radius of application site.

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2 SITE AND SURROUNDING AREAS

2.1 SITE DESCRIPTION

Location and Context

2.1.1 The proposed project is located in central Manchester and falls within the administrative area of MCC. The site is located immediately west of Sackville Street, and is predominately occupied by Faraday Tower, a former university building.

2.1.2 The site is centred on Ordnance Survey Grid Reference SJ 84533 97436 as shown in Figure 2-1, and is approximately 0.4 ha.



Figure 2-1 Red Line Boundary

Surrounding uses

2.1.3 The site is bound to the east and south by Sackville Street, running parallel to the A57(M), and bound to the north by Dover Lane. The site is largely surrounded by University of Manchester operational buildings.

2.1.4 The University of Manchester buildings surrounding the site include:

- George Begg Building;
- Masdar Building (Graphene Engineering Innovation Centre);
- Manchester Conference Centre and Pendulum Hotel / Weston Hall / Echoes Day Nursery; and
- Manchester Institute of Biotechnology (John Garside Building).

2.1.5 The non-university businesses/buildings surrounding the site include a hotel & conference centre adjacent and student accommodation.

2.1.6 103 Grade II and Grade II* listed building and structures are located within the surroundings of the site, as shown in Figure 2-2.

2.1.7 The Greater Manchester local Heritage List does not show any locally listed assets within proximity of the site. MCC does not have an adopted local list of buildings, nor is MCC proposing to draft and adopt a local list as part of the ongoing Greater Manchester Local Heritage List Initiative, however a building can be identified as a Non-Designated Heritage Asset (NDHA) at any stage. Buildings and sites to be considered as potential NDHAs include Faraday Tower, Reynold Building, Jackson Street Mill and the Maths and Science Building.

2.1.8 There are two conservation areas within 1 km of the site, as shown in Figure 2-2, comprising:

- Whitworth Street and Princess Street, located 140 m north of the site; and
- George Street, located 530 m to the north west of the site.



Figure 2-2 Constraints Map (Source: Historic England, 2025)

Site Description

2.1.9 Faraday Tower is 13 storeys in height with two basement levels. The building was constructed in 1967 forming part of the campus of the former University of Manchester Institute of Science and Technology (UMIST).

2.1.10 Externally, a reduced level car park and basement are present in the west, accessed through Drover Lane from

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Sackville Street. Single storey service buildings are present in the south, at basement level. A retaining wall is located at the western boundary, adjacent to the George Begg Building. Retaining walls are also located in the north (car park access route) and the basement wall along the east, north and south of the site. Managed grassed landscaping is present in the south of the site. Access to the site is from Sackville Street to the east and Drover Lane to the north.

2.1.11 Faraday Tower was closed in 2007, and in 2016 partial demolition of the building including the link bridge was undertaken in preparation for the construction of the Graphene Engineering Innovation Centre (Masdar Building), with Faraday Tower remaining in-situ. Since the building's vacancy, the University of Manchester have continued to maintain the building.

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3 DESCRIPTION OF THE PROPOSED PROJECT

3.1 INTRODUCTION

3.1.1 At present, the demolition works are based on input from the tendering demolition contractors, which will be developed in further detail once a contractor is appointed.

3.2 PROPOSALS FOR THE SITE

3.2.1 The proposed project comprises the complete demolition of the Faraday Tower including: the disconnection of utilities and services; removal of hazardous materials; soft strip and hard demolition of the building, and leaving the site in a safe and secure condition.

3.2.2 Based on input from the demolition contractors, it is anticipated that the following scope of works will be carried out:

- *'Site establishment, including necessary additional / relocation of hoarding / footpath closures and siting the welfare facilities.*
- *Asbestos removal – to be confirmed awaiting refurbishment and demolition asbestos survey.*
- *Hazardous material clean / decontamination – to be confirmed awaiting on hazardous materials survey and investigations. It is noted that there are number of air conditioning units, these will require de-gassing by competent contractors to ensure prevention of accidental release of ozone depleting substances.*
- *Soft stripping of building, removal of non-structural materials (excluding large plant items – which will be removed during the demolition works).*
- *Demolition of the former district heating system which is understood to be redundant including the storage cells.*
- *Erection of scaffold wrap enclosure around the tower.*
- *Demolition of the tower to ground level. It is understood that a pump within the basement of the tower is / was used to ensure that the basement does not flood.'*

3.2.3 Information on the demolition works will be provided in the planning application. A Demolition Method Statement (DMS) for the proposed project is expected to be secured through a planning condition and implemented prior to commencement of the demolition works.

3.3 INDICATIVE DEMOLITION PROGRAMME

3.3.1 The indicative demolition programme for the proposed project, is presented in Table 3-1.

Table 3-1 Indicative demolition programme

Activity	Commencement	Completion
Advanced Safety Measures	December 2025	February 2026
Decontamination and Soft Strip	December 2025	August 2026
Hard Demolition Works	August 2026	October 2027
Overall Project Completion	October 2027	

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4 PROPOSED APPROACH TO EIA

4.1 PURPOSE

4.1.1 The purpose of an EIA is to predict the potentially significant environmental effects of a proposed project and, where appropriate, to identify, evaluate and develop methods to mitigate significant effects.

4.1.2 An EIA is conducted by establishing baseline conditions for relevant topic areas and comparing these with the conditions that are predicted to occur were the proposed project to occur, to identify likely changes in environmental conditions. Environmental effects on sensitive and valued receptors (e.g. people, heritage, built resources and natural resources) and their significance are then determined, as a result of the changes that are predicted due to the proposed project.

4.1.3 The output of the EIA is an ES that is submitted with the planning application. A robust ES allows the local planning authority (LPA) to make an informed decision, on the potential significant environmental effects, ahead of determining a planning application.

4.2 SCOPE OF THE ASSESSMENT

Technical scope

4.2.1 The range of environmental topics to be addressed in the ES is referred to as the technical scope. Schedule 4 of the EIA Regulations notes that an ES should describe the:

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

4.2.3 Potential environmental issues have been evaluated as part of this EIA scoping exercise – which is part of the overall EIA process – to determine the extent to which certain topics should be included in the EIA. These are discussed further in Chapter 6 and Chapter 7 of this report.

Spatial scope

4.2.4 The geographical or spatial scope of the EIA considers the following factors:

- The physical extent of the proposed works;
- The nature of the baseline environment;
- The manner in which the impacts are likely to be realised; and
- Local, regional and national planning policy.

4.2.5 For the proposed project, the geographical extent of the assessment will include the site and its neighbours, as well as sensitive receptors in the wider area. The spatial scope for each assessment will be defined based on a combination of desk study, collection of survey data, site visits and consultation and professional experience, as appropriate.

Temporal Scope

4.2.6 In terms of the temporal scope, a demolition programme will be submitted alongside the detailed planning application. The anticipated start date, subject to planning determination timelines, is Q4 2025, with an expected delivery timeline of circa. 2 years.

Existing baseline

4.2.7 The existing baseline conditions will be reviewed for each topic, including the identification of existing sensitive receptors.

Future baseline – year of completion (without demolition occurring)

4.2.8 This baseline will describe how environmental conditions may change if no demolition occurred by the time it is anticipated to be completed. Consideration of such a baseline will allow for an appreciation of how environmental conditions could change over time without the proposed project occurring.

4.3 DEFINING SIGNIFICANCE

4.3.1 The ES will report on those environmental effects arising from the proposed project that are considered likely to be significant. There is no statutory definition for what constitutes 'significance', but in many cases there are accepted methods – and relevant technical institute guidance – for quantifying effects and determining the threshold of significance. Where a more qualitative approach is needed, a significant effect can be defined for the purposes of the assessment based on professional judgement. Where there are technical institute-specific guidelines for assessment methodologies these will be followed and briefly set out under the relevant disciplines in Section 6 of this report. Where there is no specific guidance there will be a consistent approach to determination and in terminology, as set out below.

4.3.2 Receptor sensitivity will be defined as high, moderate, low or negligible and magnitude of change will be defined as large, medium, small or negligible. Significance of effect is then determined using Table 4-1, whereby a significant effect is one which is judged as moderate or major. Where there is a level of subjectivity, professional opinion will be used by the assessment author.

Table 4-1 Matrix for determining effect significance

		Magnitude of change / impact			
		Large	Medium	Small	Negligible
Receptor sensitivity	High	Major	Major	Moderate or Minor*	Negligible
	Moderate	Major	Moderate	Minor	Negligible
	Low	Moderate or Minor*	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

**Please note that where an effect is identified as being 'Moderate or Minor', the technical author will use professional judgement to determine whether the effect is significant or not in EIA terms.*

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4.3.3 The following types of effects shall be considered in undertaking the EIA:

- Direct effects – effects that arise from activities that form an integral part of the project (e.g. demolition noise);
- Indirect or secondary effects – effects that arise from activities not explicitly forming part of the proposed project (e.g. noise changes due to an increase or decrease in road traffic flows on existing off-site roads resulting from the demolition works);
- Cumulative effects – these arise from the combination of the proposed project in conjunction with other development projects, or the interaction of a number of effects. These include effects of a different nature at a particular location; at different locations but affecting the same resource; of the same nature at different locations; reoccurring over a period of time. The cumulative effect of two or more effects, which may be non-significant by themselves, can be significant on one receptor;
- Short-term, medium-term and long-term effects, as defined below:
    - Short-term effects are those that would be of short duration and would occur for up to 2 years;
    - Medium-term effects are those that occur for a period of between 2-10 years; and
    - Long-term effects are those that occur for 10 years or more and include permanent effects.
- Permanent effects – effects that result from an irreversible change to the baseline environment or which persist for the foreseeable future;
- Temporary effects – effects that persist for a limited period only and possibly revert to an original or identified baseline state; and
- Beneficial and adverse effects – having a beneficial or adverse influence on receptors and resources.

4.4 MITIGATION AND RESIDUAL EFFECTS

4.4.1 Ideally a project will achieve environmental enhancement, where possible; however, where adverse effects exist, the reduction of effect significance through mitigation will take into consideration the following hierarchy:

- Avoidance of the significant effect;
- Reduction of the effect;
- Finding a way to reverse or repair the effect; and
- As a last resort, compensation.

4.4.2 Residual effects (assuming mitigation options are applied) will then be classified as not significant or still significant (albeit reduced), as appropriate.

4.5 DEVELOPMENT ALTERNATIVES

4.5.1 The circa 50+ year old Faraday Tower has reached the end of serviceable life and following detailed structural inspections it has been established that the refurbishment or re-use of the building is not viable as the structural integrity cannot be relied upon, therefore, demolishing the Faraday Tower has been determined to be the only suitable option and forms the brief for this project.

4.6 ASSESSING THE SCHEME

4.6.1 The EIA will assess the likely effects of the demolition works, based on information provided by the tendering contractors and relevant planning documents including drawings.

4.7 ASSESSMENT OF CUMULATIVE ENVIRONMENTAL EFFECTS

4.7.1 Cumulative interactions can occur either as interactions between multiple effects of the proposals on one receptor (intra-project effects) or through the effect of multiple development schemes on a receptor (inter-project effects).

4.7.2 The effects presented within each technical chapter will be reviewed to identify the potential for interaction effects which are considered cumulative effects. Where there is more than one effect on a particular receptor the cumulative effect will be determined and if found to be significant further mitigation will be proposed, if necessary. This review of intra-project cumulative effects will be set out in the cumulative effects chapter.

4.7.3 A review of the combined effects of the proposed project with other proposed projects will also be presented within the cumulative effects chapter of the ES. As a threshold, the proposed projects that will be considered within the assessment of cumulative effects are those that comprise:

- Known sites submitted for planning via a planning application, permitted / with a resolution to grant permission or under construction, located within approximately 1km of the site, and:
    - Which are 10,000 square metres (m^2) or greater Gross External Area (GEA);
    - Schemes below the above thresholds but of more than 50 residential units;
    - Major infrastructure schemes; or
    - Schemes that may be below the above thresholds for quantum, but that were deemed to require an EIA in their own right.

4.7.4 The development sites that have been identified as meeting the above criteria are outlined in Table 4-2.

4.7.5 It should be noted that should any of these projects be deemed to be fully constructed, occupied and operational at the time of the EIA assessment stage, they will instead be considered as part of the baseline assessment, as opposed to a cumulative scheme. The status of each of the schemes will be reviewed again prior to the preparation of the EIA.

4.7.6 Further guidance is sought from MCC – both in regard to other schemes or changes to the assumptions made in the cumulative development schedule – that should be considered to ensure the assessment meets MCC's expectations.

4.7.7 As a matter of good practice, an EIA should ordinarily consider those schemes that have been submitted for planning ahead of the scheme being assessed. In doing so, each ES submitted to the local authority will present a cumulative effects assessment which evolves as each application comes forward. However, it is acknowledged that in some instances certain schemes are submitted at a very similar time and therefore the local authority may want to coordinate the cumulative effects assessment. Therefore, we would additionally welcome feedback in this regard from MCC i.e. on any other schemes anticipated for planning submission in mid 2025 that should be considered in the cumulative effects assessment in the EIA.

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Table 4-2 Identified Cumulative / Future receptors

Reference	Scheme	Application number	Description	Planning status	Anticipated construction phasing
1	Number 3 Circle Square	134288/FO/2022	Erection of 15 storey building comprising office space (Use Class E(g)(i)) and ancillary flexible commercial uses (Use Class E), rooftop terrace, highway works, landscaping, and other associated works.	Approved 4th November 2022	Under construction
2	IQ Echo Street	136874/FO/2023	Erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works.	Approved 12th September 2023	Under construction
3	London Road Fire Station	125712/FO/2019	Refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant and associated works	Approved 17th April 2020	Under construction
4	Baring Street West	127486/FO/2020	Construction of a 7,11,14 storey building with roof top plant area and basement, comprising office use (Use Class B1) with external terraces above ground floor commercial units (Use Classes A1 and A3); new public realm and landscaping, cycle parking; external plant, access, servicing and work to the highway (Baring Street) and other associated works	Awaiting decision	Planning pending
5	Upper Brook Street	137399/FO/2023	Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings	Approved 29th November 2024	Construction to commence
		141897/NMC/2025	Non Material Change to planning permission 137399/FO/2023 to make alterations building height, elevational alterations and alterations to landscaping	Awaiting decision	
6	Upper Brook Street	137401/FO/2023	Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works	Approved 29th November 2024	Construction to commence
		142266/JO/2025	Variation of planning condition 2 attached to planning permission 137401/FO/2023 to reconfigure the footprint of block B1 including removal of colonnade that fronted Kincardine Road, reduction in amenity area and other internal reconfigurations together with alterations to landscaping	Awaiting decision	
7	Kincardine Court extension	124472/FO/2019	Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal, modification and reconfiguration of existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank	Approved 6th December 2019	Planning approved
		134968/NMC/2022	Non material amendment to planning permission 124472/FO/2019 to make elevational alterations	Approved 26th September 2022	
8	Metropolitan University Library	138424/FO/2023	Part demolition and redevelopment of existing library building to form new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works	Approved 16th February 2024	Construction to commence
9	Student Castle, Hulme Street	121252/FO/2018	Partial reconfiguration of existing Multi-Storey Car Park (MSCP), including temporary access off Great Marlborough Street, construction of 5 storey external ramps, closure of vehicular access to top level; and construction of new facade; and partial demolition of the surplus part of existing MSCP and erection of a part 55, part 11 storey, part 4 storey mixed-use building comprising 853 Purpose Built Student Accommodation units (sui generis), ancillary amenity space and support facilities, and 786sqm (GIA) SME incubator workspace (Use Class B1), including public realm improvements and other associated work	Approved 23rd July 2021	Construction to commence
10	Jadebricks Student	138808/FO/2023	Erection of 15-storeys plus plant level building to provide purpose-built student accommodation (PBSA - Sui Generis) along with site preparation works, works over the public highway and other associated works.	Approved 31st July 2024	Construction to commence
11	Mayfield Baring Street Car Park	124972/FO/2019	Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9 storey office development above basement with mezzanine and plant level (Class B1) with ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of 11 storey Multi-Storey Car Park to provide 581 car parking spaces with associated landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); works to Baring Street, stopping up of Bond Street and Nether Street (alongside associated Traffic Regulation Orders to manage unrestricted parking to Buxton Street, Berry Street and Travis	Approved 14th February 2020	Construction to commence

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Reference	Scheme	Application number	Description	Planning status	Anticipated construction phasing
			Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east		
12	Mayfield Phase 1 Manchester M1 2AD	132255/JO/2021	S73 application to vary conditions 2 (Approved Dwgs), 3 (Highways Works), 5 (Wayfinding), 6a (UXB), 7 (Contam), 8 (Archaeology), 9 (Coach drop off), 10 (Programme and Phasing), 11 (Park Levels), 12 (Japanese Knotweed), 13 (Remediation EA), 16 (SUDS 1), 18 (Local Economic and Social Benefit Plan), 21 (Phase A CMP), 22 (Phase A Hydrological Modelling), 23 (Bat Licence), 65 (a and b) (Materials Phases F, G, H and I), 66 (Phase F Medlock re-sectioning), 67 (Phase F Landscape and Ecology Management Plan), 71 (Phase F Circularity Management), 72 (Phase F Bird Nesting), 73 (Phase F Lighting), 74a-h (Phase F Landscape Programme and Details), 75 (Phase F Lighting Levels), 77(a and b) (Phase H Circularity Management), 78 (Phase H Lighting), 79 (a-h) (Phase H Landscape Programme and Details), 80 (Phase H Lighting Levels), 81 (Phase H Glare), 82 (Phase I Circularity Management), 83(a-i) (Phase I Landscape Programme and Details), 84 (Phase I Lighting), 85 (Phase I Glare), 86 (Safeguarding Bat Roost) attached to application ref no 124972 /FO/2019 and to discharge conditions 8 (Archaeology) and 19 (Flood Evacuation) (approval for Public Park, 9 storey office development above basement with mezzanine and plant level and 11 storey Multi-Storey Car Park with associated landscaping; highways and infrastructure works alongside enabling works) to agree changes to the final design of the park, including changes to park levels, flood compensation areas, tree planting, drainage, remediation and phasing of the development, to reflect the information discharged against 124972/FO/2019 between October 2020 and October 2021 and to add new conditions to allow for the timely submission of further details where areas are being retained on a temporary basis, such as Freight Island (Phase X) and to allow for the submission of detailed information relating to an Art Strategy for the Park.	Approved 29 July 2022	Construction to commence
13	The Poulton	137263/FO/2023	Erection of 9 storey office development with mezzanine and plant level (Class E) with ground and basement floor retail, cafe and / or restaurant and / or gym (Use Class E) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway and associated works.	Approved 18th September 2023	Construction to commence
14	The Republic	125248/FO/2019	Erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1 (Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works.	Approved 14th February 2020	Construction to commence

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Figure 4-1 Cumulative Schemes

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4.8 PLANNING POLICY FRAMEWORK

Policy Context

4.8.1 Each of the technical chapters contained within the ES will include reference to relevant national, regional and local planning policy and guidance documents. A summary is provided below.

National Policy

4.8.2 The ES will outline the relevant aspects of the National Planning Policy Framework (NPPF) (February 2025), which sets out the Government's planning policies for England and how these should be applied.

4.8.3 The ES will also have regard to the Planning Practice Guidance (PPG) where relevant. The PPG is a web-based resource which brings together planning guidance on various topics into one place.

4.8.4 The Government's Planning Reform Working Paper: Development and Nature Recovery (February, 2025), supports a '*new framework of environmental Outcomes Reports that will replace the current systems of environmental assessments*'. This is unlikely to influence the EIA for the proposed project as changes are unlikely to be made to the planning system prior to the targeted planning submission date.

National Planning Policy Framework

4.8.5 The NPPF sets out the overarching planning policies from the Government. A revised Framework was published in February 2025, and this now forms the overarching planning guidance in England.

Local Planning Policy

4.8.6 The ES will have regard to the planning policies set out in MCC's Core Strategy Development Plan (July 2012, as amended 2025) relevant to the proposed project. The Core Strategy sets out Manchester's long-term spatial vision and policies for the city for the duration of 2012-2027.

4.8.7 Reference will be given to the Places for Everyone Joint Development Plan where required. This document sets an informed integrated spatial vision for nine of the Greater Manchester Authorities. The Places for Everyone Submission Plan was adopted by the Council in March 2024.

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5 PROPOSED ASSESSMENTS AND STRUCTURE OF ES

5.1 NON-SIGNIFICANT ISSUES TO BE SCOPED OUT OF THE ES

5.1.1 The purpose of the EIA Scoping Report is to help ensure that the EIA for the proposed project focusses on the significant effects that are possible from the proposed project. In doing so, issues may be scoped out if significant effects are not considered likely. The following sections provide detail, and justification, on the issues that should be scoped out the EIA.

Major Accidents and/or Natural Disasters

5.1.2 The proposed project is unlikely to produce a significantly elevated risk of accidents or natural disasters outside of the existing context. If granted planning consent, a DMS is expected to be secured through a planning condition and would include mitigation as proposed by the various assessments included within the ES. Demolition practices will adhere to good practice guidance, including health and safety guidance, which will be set out in the DMS.

5.1.3 As for the potential for accidents and / or disasters to impact on the proposed project itself, the proposed project will be undertaken in accordance with industry standards.

5.1.4 Considering the commitments and measures outlined in this section, a dedicated ES chapter assessing major accidents and or natural disasters is scoped out of the ES, as significant effects are not considered likely.

Waste Management

5.1.5 It is proposed that waste management will be scoped out of the EIA as the associated impacts in relation to waste are expected to be effectively mitigated through other measures. A pre-demolition audit will be undertaken to identify the types and quantities of demolition waste. It is expected that a Site Waste Management Plan (SWMP) will be secured through a planning condition and this plan will outline measures to reduce, reuse, recycle and manage demolition waste and potential reuse / recycling routes for materials. In addition, the DMS secured through a planning condition, will ensure that demolition is conducted safely, efficiently and in line with policies.

5.1.6 As such, a dedicated ES chapter assessing waste management is scoped out of the ES, as significant effects are not considered likely.

Wind Microclimate

5.1.7 The proposed project will not result in significant wind microclimate effects occurring. Therefore, it is proposed that wind microclimate is scoped out of the ES.

Daylight, Sunlight, Overshadowing and Solar Glare

5.1.8 The proposed project will not result in significant effects on daylight and sunlight received at surrounding receptors.

5.1.9 As such, a dedicated ES chapter assessing daylight, sunlight and overshadowing is scoped out of the ES, as significant effects are not considered likely.

Water Resources and Flood Risk

5.1.10 The site is located in Flood Zone 1, 2 and 3. It is understood that there is a culverted section of the River Medlock which runs around the southern and western boundaries of the site, this is expected to sit outside the boundary retaining walls and has been captured as part of the dimensional survey work for the site. A River Medlock culvert survey has been undertaken to clarify the position of the existing River Medlock culvert and inform any associated constraints in relation to the proposed demolition works.

5.1.11 The building will be demolished to ground floor level, with retention of the existing below ground drainage network. It is therefore not anticipated that the proposed project would have an impact on the culvert, or flood risk on the site or surrounds.

5.1.12 It is not anticipated that the proposed project will result in significant effects with regards to water resources and flood risk, and as such, a dedicated ES chapter is scoped out of the ES.

Ground Conditions

5.1.13 It is proposed that Faraday Tower will be demolished to ground floor level, and therefore is not anticipated to include any ground breaking works. No significant effects are anticipated with regards to ground conditions, as such, a dedicated ES chapter is scoped out of the ES

Archaeology

5.1.14 Faraday Tower has deep and extensive basements and a deeply excavated service yard to the rear of the building which will likely have removed any earlier archaeological remains. The site is considered to have very low archaeological potential due to the lack of any HER entries in and around the site and from the extent of below ground disturbance from the existing building.

5.1.15 Therefore, a report to examine the potential for below ground heritage assets by way of an archaeological desk-based assessment is not considered to be necessary, and a dedicated ES chapter assessing archaeology is scoped out of the ES.

Traffic and Transportation

5.1.16 A Traffic Management Plan (TMP) for the proposed project is expected to be secured through a planning condition and implemented prior to commencement of the demolition works. This would define works vehicles routes as well as appropriate controls to manage and co-ordinate the movement of vehicles and pedestrians in and around the site.

5.1.17 Given that the increased traffic levels during the demolition works would be temporary and mitigation measures will be implemented by managing demolition traffic through implementation of the TMP, effects on road users are unlikely to be significant.

5.1.18 It is not anticipated that the proposed project will result in significant effects with regards to traffic and transportation, and as such, a dedicated ES chapter is scoped out of the ES.

Ecology and Biodiversity

Introduction

5.1.19 This section of the EIA Scoping Report has been prepared by Rachel Hacking Ecology and has considered the potential effects relating to ecological features for the proposed project.

Completed background studies / available baseline information

5.1.20 Details of studies completed to date are presented in Table 5-1.

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Table 5-1 Sources of ecology and biodiversity baseline information and surveys undertaken to date.

Study/analysis	Overview	Date of completion
Preliminary Ecological Appraisal	The report describes the ecological features of the site and its surroundings and assesses the potential impacts of the development on the ecological interest	13/12/24

Assessment context

5.1.21 Rachel Hacking Ecology Limited was commissioned in 2024 by Halliday Meecham Architects to carry out an ecological appraisal of the Faraday Tower and immediate surrounding land, located within the University of Manchester.

5.1.22 The proposed project, in the absence of mitigation, may result in impacts to ecological features. This may incur a breach of the law as set out in the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) and the Conservation of Habitats and Species Regulations 2017.

5.1.23 The assessment carried out aimed at identifying potential risk to protected ecological features under the above-mentioned legislation and inform mitigation requirements, where necessary.

Potentially sensitive receptors

5.1.24 The site was found to have a low level of ecological interest. Ecological features of interest include potential roosting habitat for bats (within a tree) suitable nesting bird habitat, and sub-optimal foraging or dispersal opportunities for hedgehogs.

Potential demolition effects

5.1.25 Faraday Tower is assessed as offering negligible suitability for roosting bats. The tree offering a potential roosting feature will not be impacted by the demolition. Therefore, no impacts to bats are anticipated.

5.1.26 Faraday Tower may offer nesting opportunities, particularly under eaves or window edges for common and widespread species of birds. These are not considered to be of significant importance to the local birds populations. However, to avoid a breach of the law, impacts on nesting birds should be avoided by carrying out site demolition and tree removal, if required, outside of the bird breeding season (March- August). If this is not feasible, checks immediately before demolition and tree removal works by a suitably qualified ecologist will be required. If nesting activity is detected work, in that area will need to stop until the ecologist considers that nesting activity is finished.

5.1.27 Direct impacts to hedgehogs resulting from the demolition are not anticipated. However, hedgehogs may use the surrounding habitats for foraging and dispersal. To ensure that hedgehogs are not trapped or harmed during the demolition work, smaller excavations should be covered if left overnight. Larger excavations, if left overnight or for longer periods, should be ramped to enable animals to escape. Building remains, spoil, debris and/or brash piles should be placed within the sealed surfaces and not left on site for more than 24hrs to avoid creation of potential refugia for hedgehogs which could be impacted when these are cleared at the end of the works.

Conclusion

5.1.28 It is considered that the proposed project does not have the potential to generate any significant adverse effects on ecological features, under the assumption that the mitigation outlined in the Preliminary Ecological Appraisal report is followed. As such, it is concluded that ecology related matters should be scoped out of the EIA.

Landscape and Trees

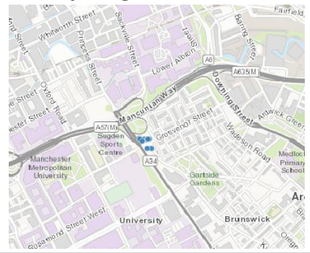
Introduction

5.1.29 This section of the EIA Scoping Report has been prepared by Paul Butler Associates Ltd and has considered the potential effects relating to landscape for the proposed project.

Completed background studies/available baseline information

5.1.30 Details of studies completed to date are presented in Table 5-2.

Table 5-2 Sources of landscape and trees baseline information and surveys undertaken to date.

Study/analysis	Overview	Date of completion
Photographic survey	Site visit to Faraday Tower and took external photographs: no significant areas of landscaping were noted on site.	4 December 2024
Review Manchester Tree Preservation Order (TPO) Plan	Review Manchester TPO plan: no TPOs were recorded on site or on land adjoining the site. 	8 April 2025

Assessment context

5.1.31 The site predominantly accommodates building footprint to the rear of which is a hard surfaced service yard. Former chemistry department stores open into the service yard, presumably used for the storage/isolation of chemicals. The Faraday Tower has no roof garden. The site is not associated with any meaningful external landscaping areas of note.

Potentially sensitive receptors

5.1.32 There are no sensitive areas of landscaping within the site. To the south of Faraday Tower, is a small area of amenity grassland which accommodates two semi-mature trees. The trees are understood not to be subject to Tree Preservation Orders, either individual or group TPOs. This small area of amenity grassland is not part of a freestanding or larger landscape designation, nature reserve or other protected greenspace.

5.1.33 The only potentially sensitive receptor identified within the immediate vicinity of the site is the amenity grassland mentioned above to the south of the site, associated with the George Begg building. The two trees, if deemed worthy of retention on amenity grounds, could be protected during the demolition works using standard tree protection measures.

Potential demolition effects

5.1.34 Demolition activity has the potential to damage these existing trees although they can be protected during the demolition works by deploying standard tree protection measures.

Conclusion

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5.1.35 It is considered that the proposed project does not have the potential to generate any significant landscape effects. As such, it is concluded that landscape should be scoped out of the EIA.

Townscape and Views

5.1.36 The proposed project is not anticipated to significantly impact townscape or views. Therefore, a dedicated ES chapter is scoped out of the ES.

Socio-Economics

5.1.37 The proposed project will generate limited temporary employment opportunities, both direct and indirect, during the demolition works. As these employment opportunities will be limited in number, it is not anticipated that the proposed project would result in significant effects with regards to socio-economics. As such, a dedicated ES chapter is scoped out of the ES.

Greenhouse Gas Emissions

5.1.38 The circa 50+ year old Faraday Tower has reached the end of serviceable life and following detailed structural inspections it has been established that the refurbishment or re-use of the building are not viable, as the structural integrity of the perimeter load bearing frame cannot be relied upon. Demolition of the building is therefore considered the only suitable option.

5.1.39 Greenhouse gas (GHG) emissions associated with the demolition works will be managed through the implementation of the TMP and DMS, secured through planning conditions. The works will be carried out in line with policy and best practice guidance for projects of this type, and it is therefore considered that no significant effects are anticipated to arise as a result of the proposed project. On this basis it is proposed that GHG emissions will not be considered in a dedicated chapter within the ES.

5.2 ENVIRONMENTAL ISSUES TO BE SCOPED INTO THE ES

5.2.1 The assessment will focus on the potentially significant effects within that topic area. The proposed technical studies for inclusion within the EIA are as follows:

- Air Quality;
- Noise and Vibration; and
- Built Heritage.

Cross cutting issues

Climate change resilience and adaptation

5.2.2 The assessment of greenhouse gas (GHG) emissions associated with the proposed project (climate change mitigation) has been scoped out of the EIA. As the development includes the demolition of Faraday Tower to ground level, it is not anticipated that it will be affected by the impacts of climate change, and climate hazards. It is therefore proposed that an assessment of climate change impacts is not required, and a Climate Change Resilience Risk Assessment is scoped out of the EIA.

Human Health

5.2.3 Potentially significant effects on human health will be directly or indirectly considered across the technical chapters, rather than in a dedicated ES chapter. Exposure to pollution will be assessed within the noise and vibration and air quality ES chapters.

5.3 ENVIRONMENTAL STATEMENT GENERAL CHAPTERS

5.3.1 Further to the technical chapters, the following chapters will also be provided as part of the ES:

- Introduction;
- Development Description, to include a Description of Alternatives;
- Methodology;
- Cumulative and Interactive Effects; and
- Residual Effects and Conclusions.

5.4 VOLUMES OF THE ES

5.4.1 The ES will consist of the following volumes:

- Environmental Statement: Non-Technical Summary;
- Environmental Statement Volume I: Main Report; and
- Environmental Statement Volume II: Appendices to Main Report.

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6 ENVIRONMENTAL ASSESSMENTS

6.1 INTRODUCTION

6.1.1 Agreeing the assessment methodology is a crucial stage of the process and is the primary purpose of requesting a scoping opinion. Ensuring the EIA methodology is acceptable to decision makers and consultees helps to avoid unnecessary delays in the post-planning submission determination process.

6.1.2 The assessment methodologies for each of the topic areas, proposed to be scoped into the ES, are set out below. To aid MCC and other statutory consultees in determining whether the methodology proposed is sufficient, some baseline contextual information is provided and preliminary consideration is given to potential significant effects.

6.2 AIR QUALITY

Introduction

6.2.1 This section of the EIA Scoping Report has been prepared by the Buro Happold Air Quality team and has considered the potential effects relating to air quality for the proposed project.

Completed background studies / available baseline information

6.2.2 Baseline information used to inform this section has been drawn from the following sources set out in Table 6-1.

Table 6-1 Sources of air quality baseline information and surveys undertaken to date.

Study / analysis	Overview	Date of completion
Desktop Survey	A review of MCC air quality data has been undertaken, whereby Air Quality Management Areas (AQMA) and air quality monitoring within the vicinity of the site have been identified. Information has also been obtained from the DEFRA background maps to identify the background concentrations of air pollutants at the site.	14/03/2025

Assessment context

6.2.3 The site is located within the Greater Manchester Combined Authority (GMCA) Air Quality Management Area (AQMA), which was declared in 2016 due to exceedances of national air quality objectives (AQO) for annual mean nitrogen dioxide (NO_2) and 24-hour mean particulate matter PM_{10} concentrations. The site is in an area where the local air quality is primarily affected by road traffic emissions from the local road network surrounding the site, including Mancunian Way.

6.2.4 GMCA have deployed two monitoring networks, to fulfil the requirements for Local Air Quality Management (LAQM) and the Clean Air Plan (CAP). The most recent year of publicly available air quality monitoring data is 2023, which was published by the GMCA[1]. Figure 6-1 presents air quality monitoring locations in proximity to the site and the wider study area. Each air quality monitoring location is colour-coded based on the 2023 annual average NO2 concentration measured.

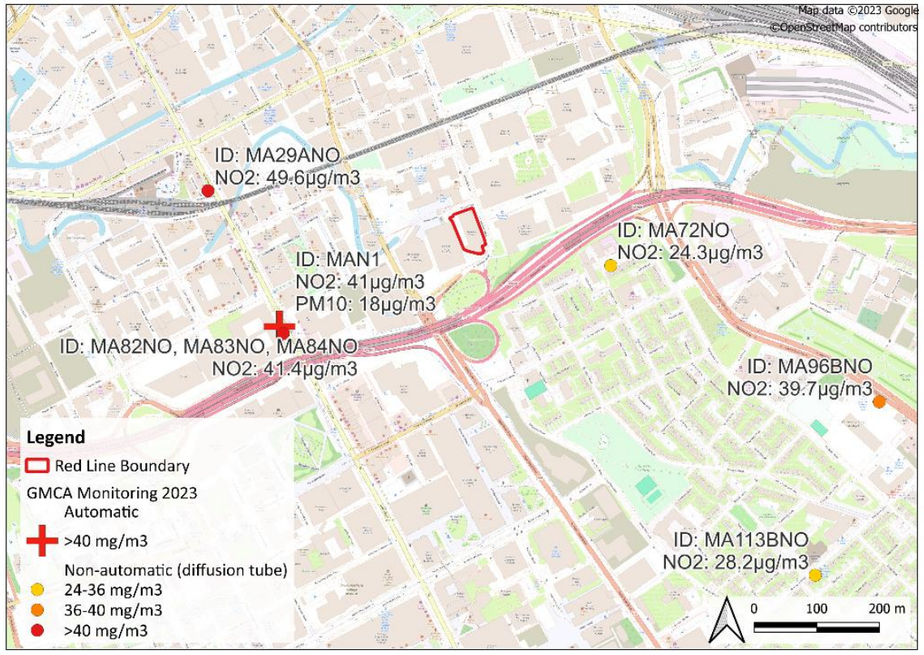


Figure 6-1 GCMA air quality monitoring in proximity to the site. Labelled and colour-coded by the 2023 annual average NO_2 concentration at each monitor

6.2.5 Air quality monitoring locations MA72NO, MA29ANO and the triplicate MA82NO are the closest passive diffusion tube sites near the proposed project. The 2023 annual mean NO2 concentration measured at sites MA29ANO and MA82NO are 49.6 µg/m^3 and 41.4 µg/m^3, both exceeding the annual average Air Quality Objective (AQO) of 40 µg/m^3. The concentrations at those sites have been consistently exceeding the AQO during 2021-2023. NO_2 concentration was measured at site MA72NO, recorded an annual mean concentration of 24.3 µg/m^3, 39% below the AQO.

6.2.6 Manchester Oxford Road (MAN1) is the closest automatic monitoring station to the proposed project. The 2023 NO_2 annual mean concentration at this site is 41 µg/m^3, exceeding the AQO level. The 1-hour mean NO_2 concentration at this site did not exceed the threshold of 200 µg/m^3 in 2023 although there were three recorded exceedances in 2022.

6.2.7 For particulate matter, 2023 annual mean concentration of PM_{10} measured at MAN1 is 18 µg/m^3, which is below the annual average AQO (40 µg/m^3). Hourly mean PM_{10} concentrations exceeded the threshold of 50 µg/m^3 four times, which complies with the allowable 35 times. $PM_{2.5}$ concentrations were not available from any nearby stations. No other major emission sources have been identified at this stage.

Potentially sensitive receptors

6.2.8 Potential sensitive receptors to dust soiling and health impacts from air pollution within 250 m of the site are shown in Figure 6-2. The majority of buildings are commercial and education, comprising offices, university lecture buildings and hotels (Pendulum Hotel at western boundary of the site). The closest residential building is Weston Hall (student accommodation), approximately 50 m north of the site, with a nursery attached to the

[1] GMCA. (2024). 2023 Air Quality Annual Status Report. https://downloads.ctfassets.net/tlpgbvy1k6h2/3XAEIZRea7W64L3A61H8R7/7a092aac00f18413a78ac611418526fe/ASR_2024_reporting_on_2023_Air_Quality_Final.pdf

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western side of the building. A residential area is located approximately 90 m south-east of the site, across Mancunian Way, and university halls (student accommodation) are located at 160 m west of the site.

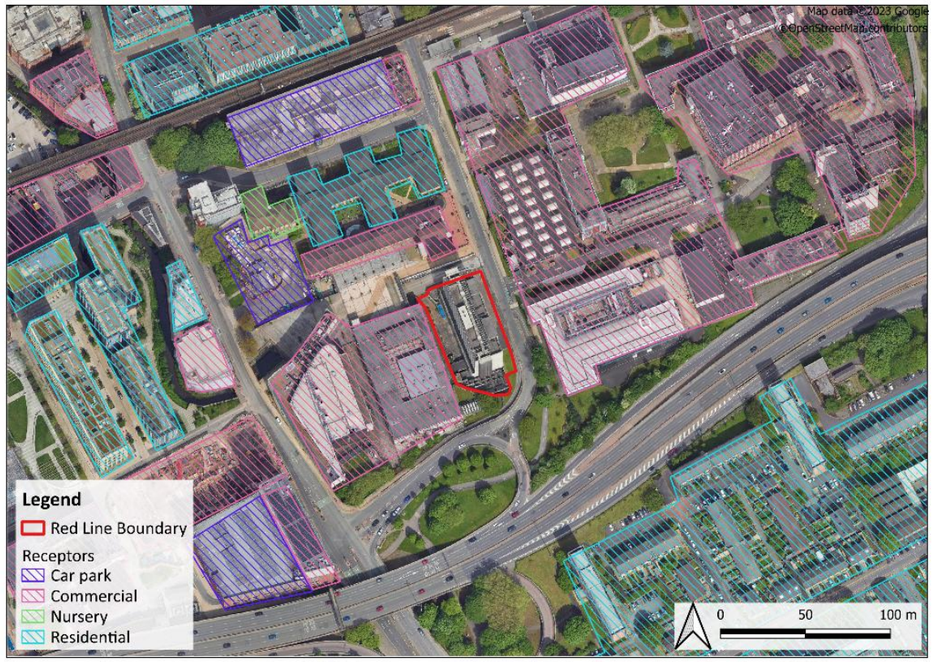


Figure 6-2 Sensitive receptors with 250 m of the site

Potential demolition effects

Effects scoped into the EIA for further assessment

6.2.9 The following effects have been identified and are considered potentially significant. They will be considered further within the EIA:

- **Nuisance, disturbance from dust soiling, and adverse health effects from dust and PM_{10} generated by demolition activities.** A demolition dust risk assessment and proposed mitigation measures for minimising impacts at sensitive receptors will be considered within the air quality ES chapter, in line with the IAQM Guidance on the assessment of dust from demolition[2]. There are no ecological designations located within 2 km of the site and therefore impacts from dust soiling has been scoped out of this EIA and not considered further.
- **Combustion emissions from Non-Road Mobile Machinery (NRMM) during demolition activities:** There is potential for emissions associated with NRMM used onsite to cause impacts at nearby sensitive receptors therefore, the effects of combustion emissions from NRMM on existing sensitive human receptors will be considered within the EIA and appropriate NRMM emission standard controls will be proposed to minimise air quality impacts, in line with Part 4 of the IAQM construction guidance[2].
- **Effects associated with emissions of NO_2 and PM_{10} /$PM_{2.5}$ generated by demolition vehicle traffic:** Nearby existing sensitive uses (residential properties, schools, care homes, etc.) that are close to roads along which there will be an increase in traffic due to demolition. This shall be considered in line with the IAQM screening criteria[3] for detailed assessment. There are no ecological designations located within 2 km of the site and therefore impacts from emissions associated with demolition vehicles has been scoped out of this EIA and not considered further.

Assessment methodology

6.2.10 The proposed project has the potential to cause air quality impacts as a result of fugitive dust emissions and emissions generated from NRMM and demolition works vehicles during the demolition activities.

Baseline assessment

6.2.11 A review of baseline air quality will be undertaken to determine the existing air quality in the vicinity of the site using the following sources:

- GMCA Air Quality Annual Status Report for 2023[1];
- DEFRA-modelled background air pollution map (reference year: 2021)[4];
- Automatic Urban and Rural Monitoring Network[5];
- National Atmospheric Emission Inventory (NAEI)[6];
- The UK Pollutant Release and Transfer Register[7];
- Pollution Inventory from the Environment Agency[8]; and
- Ordnance Survey data and aerial photography from Google Maps.

Effect prediction and assessment of effect significance

6.2.12 Qualitative assessment of dust and particulate impacts during the demolition works will be undertaken in accordance with Institute of Air Quality Management (IAQM) construction guidance[2] to determine the likely impacts on sensitive receptors, through a demolition dust risk assessment. The mitigation measures determined to be necessary to minimise any predicted effects will be recommended for implementation into the DMS to be submitted via planning condition in order to minimise dust and particulate matter (PM_{10}) release.

6.2.13 Pollutants emitted by NRMM that may have the most significant potential effects on local air quality are particulate matter (PM_{10} and $PM_{2.5}$), and NO_x/NO_2. Typically, NRMM is associated with construction sites and therefore there is a potential for NRMM emissions to adversely affect local air quality as a result of the proposed project. Consideration to the emissions produced by NRMM will be undertaken in line with IAQM guidance and the Construction Emissions Tool guide[9].

6.2.14 During the demolition works, Light Duty Vehicles (LDV) and Heavy Duty Vehicles (HDV) will require access to the site to remove (and deliver) materials, and mobile machinery working on-site. These machines produce exhaust emissions, including NO_2, PM_{10} and $PM_{2.5}$, which are of particular concern for health.

6.2.15 The demolition traffic flows will be compared to the EPUK and IAQM screening criterion of more than 100 LDVs

[2] IAQM. 2024. Guidance on the assessment of dust from demolition and construction https://iaqm.co.uk/wp-content/uploads/2013/02/Construction-Dust-Guidance-Jan-2024.pdf
[3] Environmental Protection UK and Institute of Air Quality Management (2017), Land-Use Planning & Development Control: Planning for Air Quality v1.2 – [online] (Last accessed 30/10/2023), Available at: iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf
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[6] National Atmospheric Emission Inventory. https://naei.beis.gov.uk/
[7] SEPA. (2024). UK Pollutant and Transfer Register. https://www.sepa.org.uk/environment/environmental-data/spri/uk-pollutant-and-transfer-register/#:~:text=The%20UK%2DPRTR%20is%20a,known%20as%20the%20UK%2DPRTR.
[8] Environment Agency. (2024). Pollution inventory reporting. https://www.gov.uk/government/collections/pollution-inventory-reporting#:~:text=The%20pollution%20inventory%20includes%20reporting,transfers%20in%20wastewater%20and%20waste.
[9] Arup. (2022). Construction emissions Exemplar sites Construction emissions tool. https://www.arup.com/globalassets/downloads/insights/a/air-quality-in-construction/construction-emissions-user-guide.pdf

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and/or more than 25 HDVs Annual Average Daily Traffic (AADT) used to indicate the requirement to undertake detailed modelling at sensitive human receptors.

6.2.16 If the EPUK and IAQM criteria is exceeded, then a detailed assessment will be undertaken using ADMS Roads. The following scenarios will be considered, where required:

- Baseline (2025) – Establish existing baseline conditions and for model verification;
- Peak Demolition Year "Do nothing" (DM) – future baseline traffic flows for the peak demolition year, with cumulative developments only;
- Peak Demolition Year "Do something" (DS) – future baseline traffic flows for the peak demolition year, with cumulative developments and traffic flows associated with the demolition activities.

6.2.17 In scenarios where the IAQM criteria are met, a worst-case approach will be taken in predicting pollutant concentrations at receptor locations which assumes no change in background concentrations from existing. If this leads to predicted significant impacts, consideration will be given to DEFRA's projected improvements in background air quality conditions. The scope and extent of any dispersion modelling study carried out will be agreed with MCC.

Limitations and assumptions

6.2.18 Predicting the impacts during demolition is difficult as it is dependent on a number of factors, particularly the weather during specific works. This cannot be predicted, and therefore, the assessment methodology will use a risk-based approach to identify appropriate mitigation measures. While adopting conservative assumptions, the assessment will assume that the mitigation measures will be fully implemented. It should be noted that there may be periods with visible dust, but this is likely to be infrequent and insufficient to negatively impact the amenity.

6.2.19 Sensitive receptor locations identified will be considered at worst-case locations regarding sensitivity to poor air quality and potential for impacts. However, this will not be an exhaustive list, and there may be other locations within the vicinity of the site that may experience air quality impacts due to emissions generated by the proposed project that have not been individually assessed.

Conclusion

6.2.20 It is considered that the proposed project has the potential to generate significant amenity and health effects during the demolition activities. As such, it is concluded that air quality should be scoped into the EIA, as per the scope set out here.

6.3 NOISE AND VIBRATION

Introduction

6.3.1 This section of the EIA Scoping Report has been prepared by Buro Happold and has considered the potential effects relating to noise and vibration for the proposed project.

Completed background studies / available baseline information

6.3.2 Details of studies completed to date are presented in Table 6-2.

Table 6-2 Sources of noise and vibration baseline information and surveys undertaken to date.

Study / analysis	Overview	Date of completion
Review DEFRA Round 4 noise mapping for road and rail noise	Reviewed existing noise levels at and around site as predicted using strategic noise mapping data.	17/03/2025
Review of nearby buildings	Reviewed nearby buildings to identify any potentially sensitive receptors to noise or vibration from the demolition works (including National Heritage List for England).	17/03/2025

Assessment Context

6.3.3 The current noise environment at and around the site is likely to be dominated by road traffic noise, primarily from the A57(M) around 85 m to the south, but also from the A34 Princess Street around 135 m to the west, with both roads considered as major sources of noise by DEFRA noise mapping. Other sources of noise in the area are expected to be fixed plant installations serving nearby buildings. No significant sources of vibration have been identified in the vicinity of the site, with the nearest railway line around 150 m to the north.

6.3.4 In terms of spatial scope, the assessment is receptor led, i.e. it is based on a selection of sensitive receptors closest to the works. As the effects of both noise and vibration typically reduce as distance between the source receptor increases, this method of selection provides a robust basis for the assessment.

6.3.5 As well as the EIA Regulations, the primary policy that will be considered in terms of the assessment of demolition noise and vibration are the Noise Policy Statement for England (NPSE), NPPF, the National Planning Practice Guidance on Noise (PPG:N), MCC's Core Strategy Development Plan Document, and MCC's Planning and Noise Technical Guidance.

Potentially sensitive receptors

6.3.6 The following initial list of potentially sensitive receptors have been identified for the proposed project:

- George Begg Building (University of Manchester building to west);
- Manchester Conference Centre and Pendulum Hotel (to north);
- Masdar Building (University of Manchester building to east);
- Pariser Building (non-residential building to north-east);
- Weston Hall Student Accommodation and Echoes Day Nursery (to north);
- John Garside Building (University of Manchester building to west);
- James Lighthill Building (non-residential building to north); and
- Lamport Court (residential block to south).

6.3.7 Note that this list is subject to review by MCC, and may change as the proposed project progresses and the exact uses of each building are confirmed (any changes will be confirmed with MCC where required).

Potential demolition effects

Effect scoped into the EIA for further assessment

6.3.8 Demolition of a building typically results in the generation of noise and vibration. This is because demolition

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procedures, by their nature, tend to result in force and/or impacts being applied to materials in order to break them up or remove them. While the exact methodologies for the demolition are not known at this time, based on typical processes used and the proximity of potentially sensitive receptors, it is considered possible that temporary potentially significant effects may occur due to noise and vibration from some elements of the demolition works.

Effects scoped out of the EIA

6.3.9 Due to the site being located close to busy roads and the size of the building to demolished, it is considered unlikely that the additional road traffic generated by the works would result in any material changes in road traffic noise, and therefore this has been scoped out of the assessment.

6.3.10 The consideration of the potential effects of vibration on the use of sensitive research equipment, such as electron microscopes, is considered to be outside of the requirements of the EIA regulations, and therefore it will not be considered in the assessment.

Assessment methodology

Baseline assessment

6.3.11 A series of short-term attended noise measurements will be undertaken during daytime hours to characterise and quantify the baseline noise environment in the area around the site. The exact locations of the measurements will be finalised when the list of receptors is confirmed; the final approach will be confirmed with MCC where required.

6.3.12 As no significant sources of vibration have been identified in the vicinity of the site, vibration measurements will not be undertaken.

Effect prediction and assessment of effect significance

6.3.13 The overarching approach to the identification and assessment of adverse noise effects will be based on the NPSE, the NPPF and the PPG:N. Fundamental to this approach are the aims that potentially adverse effects on health and quality of life resulting from noise, including from activities like demolition, should be mitigated and minimised and that significant adverse effects should be avoided.

6.3.14 Key to the identification of adverse and significant adverse effects are the concepts of the Lowest Observed Adverse Effect Level (LOAEL) and Significant Observed Adverse Effect Level (SOAEL). Current government policy does not include specific, quantified definitions of the LOAEL or SOAEL. The NPSE does note that the SOAEL is likely to be different for different sources of noise, for different receptors and at different times.

6.3.15 Calculation of the magnitude of both noise and vibration will be based upon the methods described within BS 5228-1:2009+A1:2014 Noise and Vibration Control on Construction and Open Sites Part 1 – Noise and BS 5228-2:2009+A1:2014 Part 2 – Vibration as far as reasonably practicable (note that there are limited number of sources for which methods of vibration prediction exist). Determination of effect significance will be based on the thresholds described in Annex E of BS 5228-1 and Annex B of BS 5228-2 and qualified in terms of LOAEL and SOAEL with reference to other benchmark assessments if required, such as the Environmental Statement (ES) produced for the High Speed 2 (HS2) railway.

Limitations and assumptions

6.3.16 Demolition noise and vibration will not be predicted at every individual receptor (i.e. every individual property) or, on larger buildings, at every point around the building. The selection of receptors and the positioning of receptor points will be based on the assessment representing a reasonable worst-case in the context of what is being assessed (i.e. noise or vibration).

6.3.17 The assumptions used for the demolition plant and methodology are estimates and may change to some degree when the approach is finalised closer to the works taking place, but they are considered appropriate in terms of allowing the assessment of reasonably worst-case demolition noise and vibration effects.

Conclusion

6.3.18 It is considered that the proposed project has the potential to generate significant noise and vibration effects. As such, it is concluded that noise and vibration should be scoped into the EIA, as per the scope set out here.

6.4 BUILT HERITAGE

Introduction

6.4.1 This section of the EIA Scoping Report has been prepared by Paul Butler Associates Ltd and has considered the potential effects relating to built heritage for the proposed project. This section should be read in conjunction with the following appendices of this report:

- Appendix A Review of archive plans;
- Appendix B Review: Location of Listed buildings within 500m radius of application site; and
- Appendix C Review: Location of Conservation areas within 500m radius of application site.

Completed background studies/available baseline information

6.4.2 Details of studies completed to date are presented in Table 6-3.

Table 6-3 Sources of built heritage baseline information and surveys undertaken to date.

Study/analysis	Overview	Date of completion
Photographic survey	Site visit to Faraday Tower and take external and internal photographs.	4 December 2024
Review archive plans	Review of archive plans to identify the chronological development of the site (see Appendix A Review of archive plans).	4 April 2025
Review archive photographs	Review of desk based sources to identify images of the site during the five years following completion of the building	4 April 2025
Review listed buildings	Identify all listed buildings within 500m radius of the site (see Appendix B Review: Location of Listed buildings within 500m radius of application site)	8 April 2025
Review Conservation areas	Identify Conservation Areas within 500m radius of the site (see Appendix C Review: Location of Conservation areas within 500m radius of application site:)	8 April 2025
Review locally listed buildings	Identify locally listed buildings within 500m radius of the site	8 April 2025

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Study/analysis	Overview	Date of completion
Consult Greater Manchester Archaeological Advisory Service	Confirm whether a Historic Environment Record (HER) entry exists for Faraday Tower	Response received from Greater Manchester Archaeological Advisory Service on 4 April 2025 confirming the site does not have a HER entry

Assessment context

6.4.3 Historic England guidance (2006) states: 'Baseline information that describes the current and future likely condition of the historic environment in terms of its significance, sensitivity and capacity to accommodate change can also help identify areas of particular sensitivity to development, sustainability issues, predict and monitor likely effects and in identifying alternative solutions.'

6.4.4 National Planning Policy Framework Section 16, Conserving and Enhancing the Historic Environment, and policies 202-221 sets out the heritage context. The NPPF states that heritage assets are '*an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*' (Para 202). Paragraphs 207 and 208 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

6.4.5 The site is located within Manchester city centre and lies to the north of the Mancunian Way. Historically the Faraday Tower formed part of a larger building which straddled Sackville Street (undergraduate building and oversailing library now demolished) which provided graduate and undergraduate accommodation for the chemistry department. The large scale buildings sited in the area bounded by Altrincham Street, London Road, Mancunian Way and Sackville Street have traditionally been in education use and functioned until recently as part of the UMIST campus. To the south of the site is the Mancunian Way beyond which lies Brunswick, a residential neighbourhood. To the west of Brunswick is the Manchester University campus which lies to either side of Oxford Road. The main areas of the city centre lie to the north of the site.

6.4.6 In terms of identifying areas of particular sensitivity, in heritage terms, this will broadly be limited to a 500m zone due to the nature and location of sensitive receptors, the topography of the area and intervening development, as well as the approximate scale of Faraday Tower.

Potentially sensitive receptors

6.4.7 The remnants of the chemistry building (Faraday Tower) rise 14 storeys above the ground level of Sackville Street and due to its height is judged to be a building which has potential to impact beyond its immediate site. The demolition of the building has the potential to change the townscape setting of nearby listed buildings, conservation areas and locally listed buildings.

6.4.8 The following potentially sensitive receptors have been identified for the proposed project:

Listed buildings within 500 m

6.4.9 Listed buildings within 500m of the proposed project, including:

- Manchester Oxford Road Station (including platform structures); Listed Building Grade II; LEN 1255053;
- Granby House; Listed Building Grade II; LEN 1218253;
- India House (Including attached wrought iron Gateway link to Lancaster House); Listed Building Grade II*; LEN 1254836;
- Manchester House; Listed Building Grade II; LEN 1270897;
- The Place Theatre; Listed Building Grade II; LEN 1271227;
- Orient House; Listed Building Grade II; LEN1200838;
- Boundary Wall To Rochdale Canal Between Princess Street And Sackville Street Rochdale Canal Boundary Wall To Canal Street Between Princess Street And Sackville Street; Listed Building Grade II; LEN1247555;
- 101, Princess Street; Listed Building Grade II; LEN 1270899;
- 109, Princess Street; Listed Building Grade II; LEN 1270914;
- Rochdale Canal Lock Number 86, to East of Chorlton Street; Listed Building Grade II; LEN 1247481;
- The Shena Simon Sixth-Form College; Listed Building Grade II; LEN 1270607;
- 42 and 44, Sackville Street; Listed Building Grade II; LEN 1270791;
- Rochdale Canal Boundary Wall to Canal Between Sackville Street and Chorlton Street; Listed Building Grade II; LEN 1270837;
- 9, Richmond Street; Listed Building Grade II; LEN1247476;
- 27, Sackville Street; Listed Building Grade II; LEN 1247607;
- 39, Chorlton Street; Listed Building Grade II; LEN 1283091;
- Brazil House; Listed Building Grade II; LEN 1270871;
- Former Goods Offices to Piccadilly Station; Listed Building Grade II; LEN 1197919;
- Asia House; Listed Building Grade II*; LEN 1247432;
- Mintierna House; Listed Building Grade II; LEN 1197759;
- Minshull House; Listed Building Grade II; LEN 1283092;
- Former Warehouse; Listed Building Grade II; LEN 1431770;
- Police and Fire Station; Listed Building Grade II*; LEN 1197918;
- The Churchill Public House; Listed Building Grade II; LEN 1197758;
- 51 and 53, Richmond Street; Listed Building Grade II; LEN 1270835;
- Bridgewater House; Listed Building Grade II; LEN 1270606;
- Former Refuge Assurance Company Offices; Listed Building Grade II*; LEN 1271429;
- Institute of Science and Technology (University Of Manchester); Listed Building Grade II; LEN 1247609;
- Rochdale Canal Lock Number 87, to East of Princess Street, with Cast Iron Footbridge Beside Street; Listed Building Grade II; LEN 1247580;
- 46, Sackville Street; Listed Building Grade II; LEN 1247608;
- Former Electricity Power Station; Listed Building Grade II; LEN 1255031;

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- Rhodesia House; Listed Building Grade II; LEN 1270911;
- 3, Brazil Street; Listed Building; Grade II; LEN 1283077;
- Sculptural Wall; Listed Building; Grade II; LEN1400857;
- Lancaster House; Listed Building; Grade II*; LEN 1254887;
- Regency House with Barclays Bank; Grade II; LEN 1254835;
- Rochdale Canal Lock Number 88, to east of Oxford Street; Listed Building Grade II; LEN 1270857;
- Central House; Listed Building Grade II; LEN 1247389;
- Langley Buildings; Listed Building Grade II; LEN 1247385;
- Transact House; Listed Building Grade II; LEN 1247386;
- 103, Princess Street; Listed Building Grade: II*; LEN 1247391;
- 2, Harter Street; Listed Building Grade II; LEN 1200841;
- 104, Bloom Street; Listed Building Grade II; LEN 1218476;
- Lass O Gowrie Public House; Listed Building Grade II; LEN 1293175;
- New Union Public House; Listed Building Grade II; LEN 1247444;
- Lionesse House; Listed Building Grade II; LEN 1247387;
- St James Buildings; Listed Building Grade II; LEN 1246571;
- Drill Hall; Listed Building Grade II; LEN 1207590;
- Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design; Listed Building Grade II; LEN 1293192;
- 94-98, Grosvenor Street; Listed Building Grade II; LEN 1218404;
- Adult Deaf and Dumb Institute (Former); Listed Building Grade II; LEN 1200839;
- Dancehouse Theatre including Numbers 6-14; Listed Building Grade II; LEN 1384997;
- Former Unitarian Chapel; Listed Building Grade II*; LEN1270670;
- Chatham Mill; Listed Building Grade II; LEN 1293040;
- Former Town Hall Facade to Mabel Tylecote Building, Manchester Metropolitan University; Listed Building Grade II; LEN 1283062;
- Former Manchester Ear Hospital; Listed Building Grade II; LEN 1197922;
- Former Grosvenor Picture Palace; Listed Building Grade II; LEN1218431;
- Dalton Statue in Forecourt of Dalton College; Listed Building Grade II; LEN1197791; and
- Oddfellows Hall; Listed Building Grade II; LEN 1200840.

Conservation Areas within 500 m

6.4.10 Conservation areas within 500m of the proposed project, including:

- Whitworth Street and Princess Street Conservation Area.

Locally listed buildings within 500 m

6.4.11 It has been confirmed that as of 08.04.2025, MCC does not have an adopted local list of buildings, nor is MCC proposing to draft and adopt a local list as part of the ongoing Greater Manchester Local Heritage List Initiative. This does not mean to say that no further assessment is required as a building can be identified as a NDHA at any stage in the process. This is a building (or monument/site/place/area or landscape) identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

6.4.12 In this instance Faraday Tower will be assessed with regard to other buildings and sites within the local area which could be considered to have heritage interest. Buildings and sites to be considered as potential NDHAs include Faraday Tower, Reynold Building, Jackson Street Mill and the Maths and Science Building.

Potential demolition effects

Effects scoped into the EIA for further assessment

6.4.13 During the demolition works, there is potential for the demolition activities to affect the setting of designated assets, through the removal of the existing building from the townscape, along with the presence of demolition equipment, hoardings and scaffolding etc. The potential for noise and dust associated with the demolition activities themselves are excluded from the heritage assessment since other chapters within the ES will outline mitigation measures to be committed to in order to avoid or reduce these impacts.

Assessment methodology

Baseline assessment

6.4.14 The baseline conditions will be determined via a combination of desktop research (including reference to best practice guidance), site visits, photography, and views analysis. This will enable the identification of potential sensitive receptors, including listed buildings, conservation areas and selected NDHAs.

Effect prediction and assessment of effect significance

6.4.15 Where the proposed demolition may impact on the surroundings in which built heritage receptors are identified, a qualitative assessment will be made of whether, how and to what degree setting contributes to the built heritage value of the receptor. The full assessment methodology will be provided in the built heritage chapter of the ES; however, in brief, the identified built heritage assets will be the receptors. The value of each receptor lies within its heritage significance, which will be partly confirmed by a classification (such as its listing), as well as additional analysis. Once the heritage significance of each asset is established, a "significance of effect" will be calculated for assets that are potentially affected by the proposed project, having regard to the magnitude of the impact/change.

6.4.16 In order to predict the magnitude of impact and the subsequent significance of any effect, the following criteria will be considered:

- The sensitivity of receptors (both physically and in terms of setting);
- The proximity of receptors to the subject site;
- The nature of existing views; and
- The extent of change to those views.

6.4.17 The approach and assessment will be undertaken in accordance with the following local and national planning and heritage policy and guidance:

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- National Planning Policy Framework (December 2024)
- National Planning Practice Guidance (March 2014)
- Places for Everyone Joint Development Plan (March 2024)
- Manchester Core Strategy Development Plan Document (July 2012)
- Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)
- Manchester City Council Conservation Area Leaflets
- Historic England Advice Note 2: Making Changes to Heritage Assets (February 2016)
- Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (March 2015)
- Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition) (December 2017)
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

Limitations and assumptions

6.4.18 Surveying identified heritage assets within the study area must be from publicly accessible areas, which will sometimes prevent full access to the exteriors of some heritage assets.

6.4.19 MCC may potentially consider buildings on site or beyond as NDHAs and therefore may require assessment.

6.4.20 Greater Manchester Archaeological Advisory Service (GMAAS) have confirmed (Email 04.04.2025) that they do not have an HER entry for Faraday Tower itself. The Lancashire Series Ordnance Survey Town Plan of 1855 shows the site prior to clearance.

Conclusion

6.4.21 It is considered that the proposed project has the potential to generate a medium-high magnitude of change to views of heritage assets. As such, it is concluded that built heritage should be scoped into the EIA, as per the scope set out here.

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7 SUMMARY OF KEY POTENTIAL ENVIRONMENTAL ISSUES

7.1.1 In summary, the following topics are proposed to be scoped into the ES and will have a dedicated ES Chapter:

- Air Quality;
- Noise and Vibration; and
- Built Heritage

7.1.2 Human health will be addressed across the above ES chapters as a cross cutting issue.

7.1.3 The following topics are proposed to be scoped out of the ES:

- Major Accidents and/or Natural Disasters;
- Waste Management;
- Wind Microclimate;
- Daylight, Sunlight, Overshadowing and Solar Glare;
- Water Resources and Flood Risk;
- Ground Conditions;
- Archaeology;
- Traffic and Transportation;
- Ecology and Biodiversity;
- Landscape and Trees;
- Socio-Economics;
- Greenhouse Gas Emissions; and
- Townscape and Visual Impact.

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8 OTHER PLANNING DOCUMENTS

8.1.1 In addition to the ES, the following standalone documents will be submitted as part of the detailed planning application:

- Planning Application Forms and Certificates;
- Architectural plans;
- Design & Access Statement;
- Heritage Statement;
- Walkover Ecological Report;
- Demolition Waste Management Plan;
- Highway Technical Note: Servicing;
- Tree Survey, Arboricultural Impact Assessment and Tree Protection Measures Reporting;
- Ecology / Biodiversity Net Gain Metric;
- Condition/Structural Report; and
- Land Contamination Report.

8.1.2 The following reports and assessments will be appended to the relevant chapters within the ES:

- $PM_{2.5}$ Target Interim Guidance;
- Construction Dust Assessment;
- Baseline Noise Survey;
- Construction Noise and Vibration Assumptions and data;
- Heritage Policy Review;
- Archive Mapping;
- Listed Building Listing Descriptions;
- Non Designated Heritage Asset Descriptions;
- Photographic Plates;
- Archive photographic Plates; and
- Heritage Assets Location Map.

8.1.3 Agreement is sought from MCC regarding the list of documents to be submitted as part of the planning application, and whether any additional documents would be needed to ensure the application can be successfully validated.

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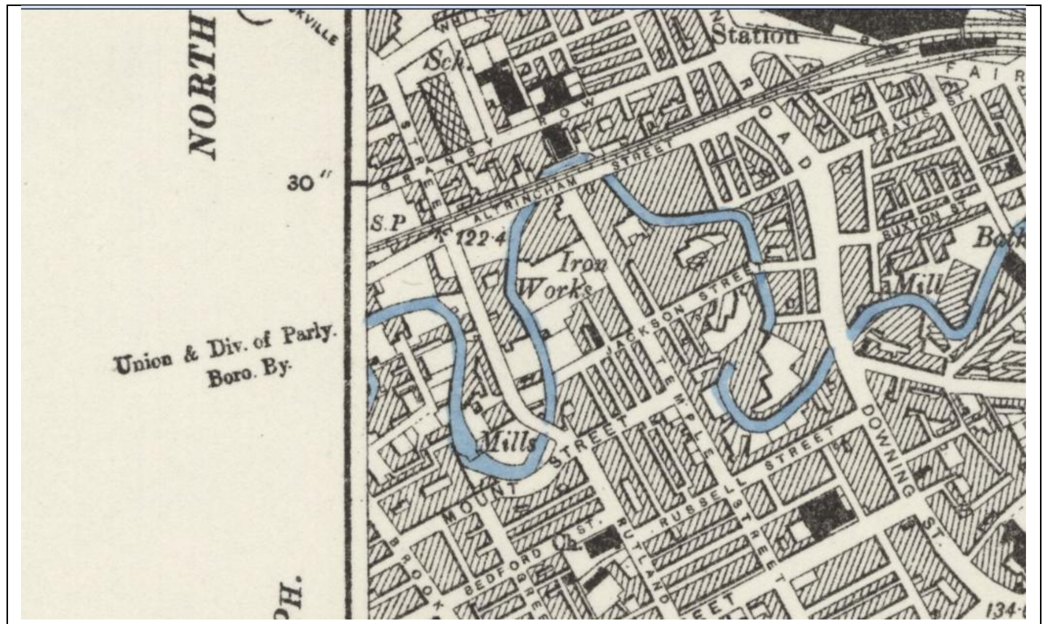
Buro Happold Limited
2nd Floor Eastgate
2 Castle Street, Castlefield
Manchester
M3 4LZ

[redacted]

Appendix A Review of archive plans



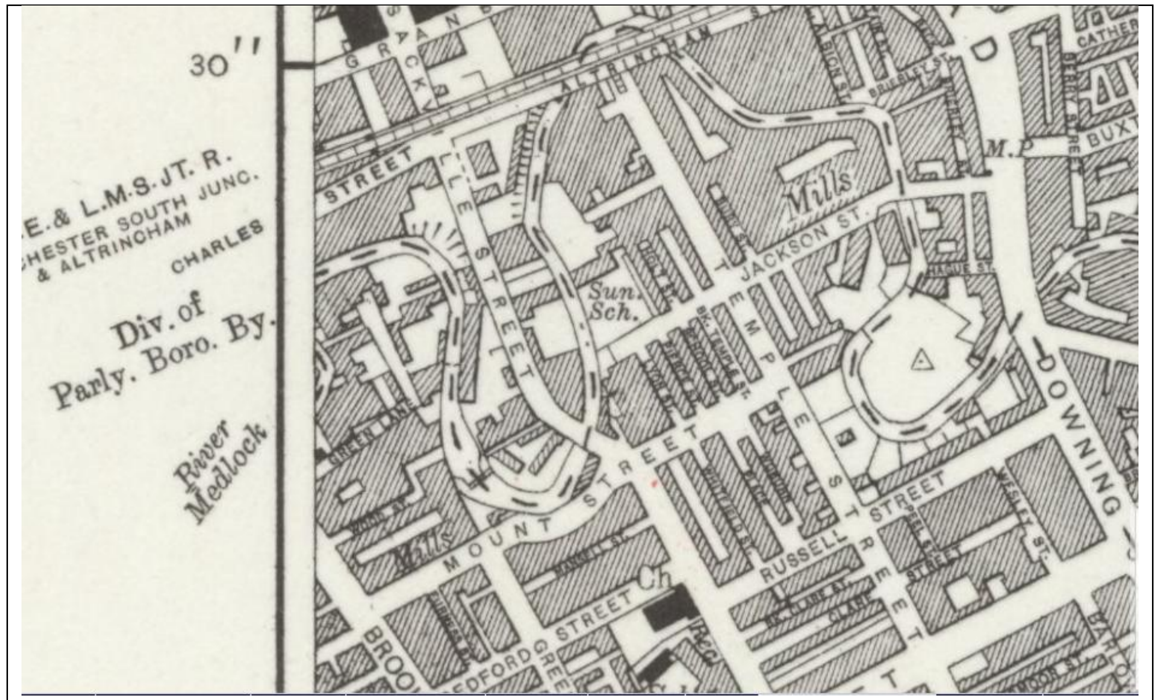
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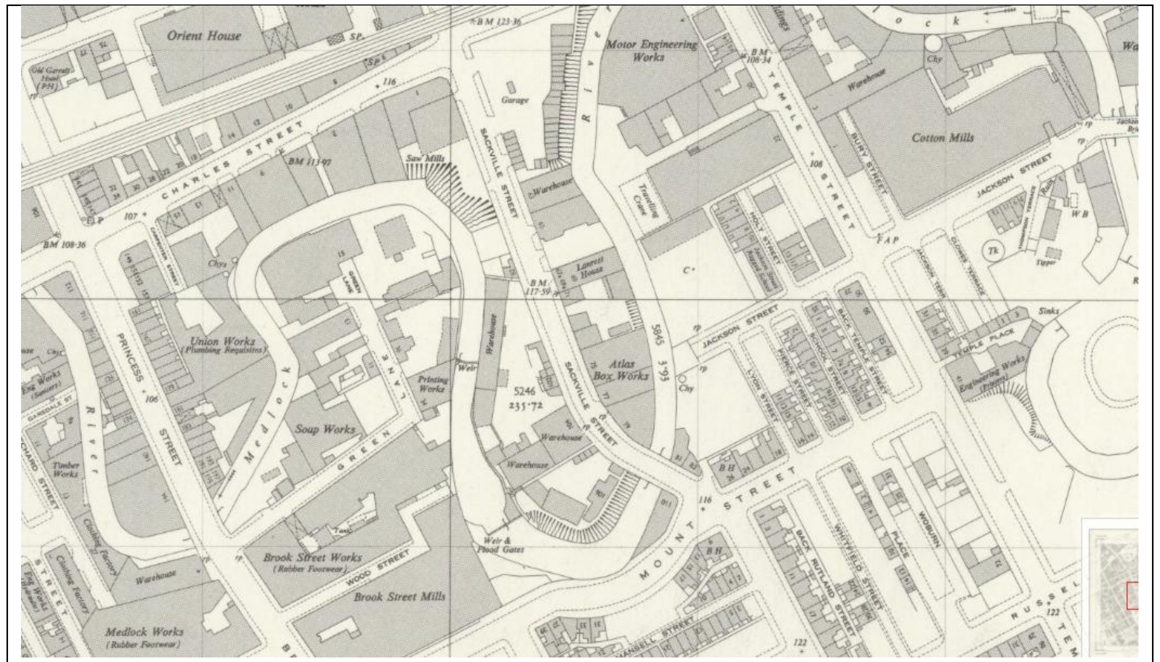
Lancashire Sheet CIV SE, surveyed 1888-90. Published 1894



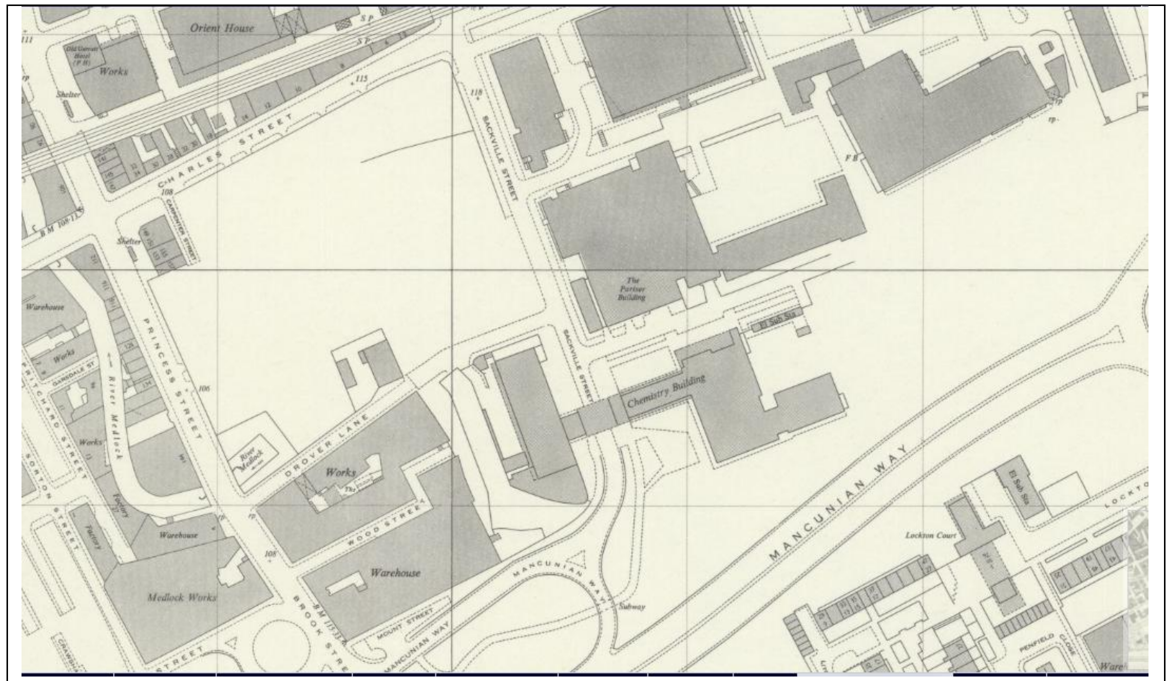
Lancashire Sheet CIV.SE, revised 1905, published 1909



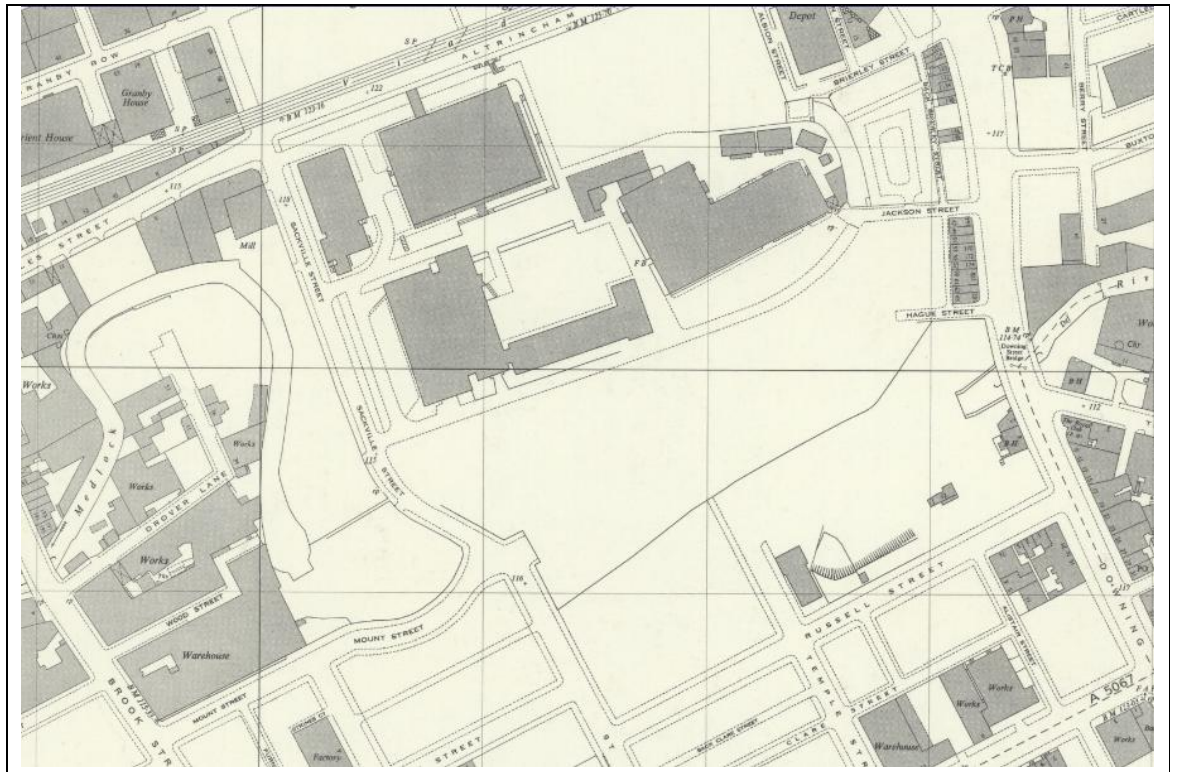
Lancashire Sheet CIV.SE Revised 1932-3, published 1938



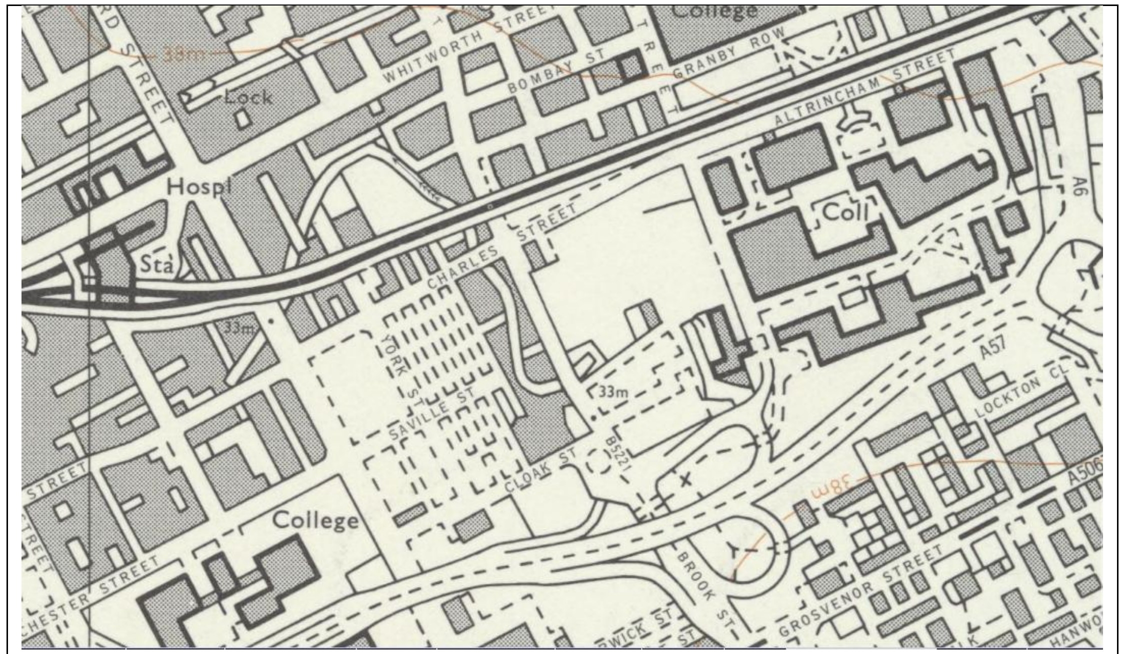
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SJ8497-SJ8597 – DD Revised 1954-1968 Published 1970



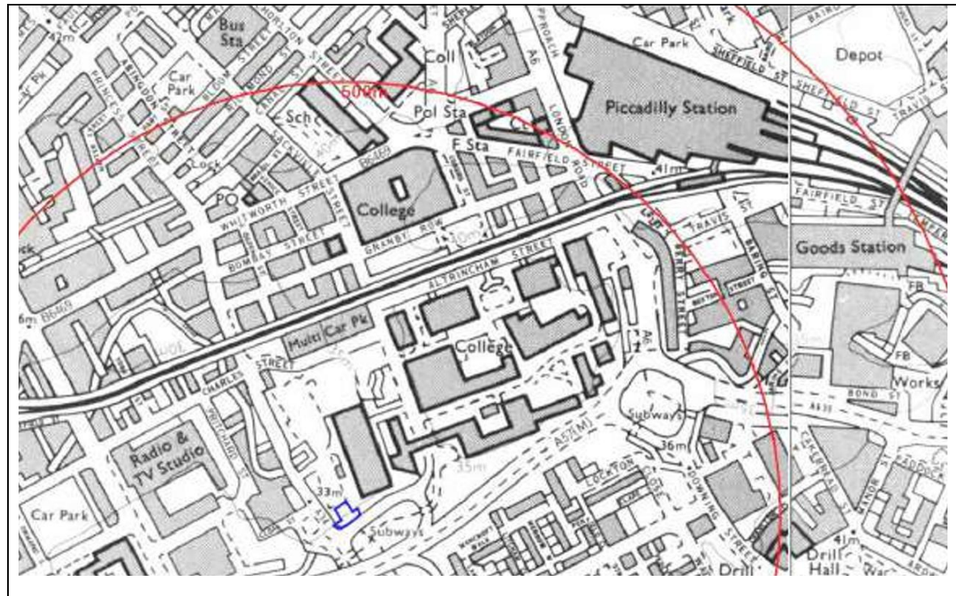
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SJ89NW – A. Surveyed/revised 1949 to 1972. Published 1972


500m
Piccadilly Station
Goods Station
Coll
Pol Sta
E Sta
Univ
Multi Car Pk
Radio & TV Studio
Subways
Drill Hall
Car Park

c. 1994


600m
Piccadilly Station
Goods Station
Depot
College
Coll
Pol Sta
E Sta
Multi Car Pk
Radio & TV Studio
Subways
Car Park

c. 1998

Appendix B Review: Location of Listed buildings within 500m radius of application site



KEY

Red: Application Site:

Blue markers: Listed buildings

Blue line and shaded area – Within 500m radius of application site

Appendix C Review: Location of Conservation areas within 500m radius of application site



KEY

Red: Application Site:

Blue markers: Listed buildings

Green – Whitworth Street and Princess Street Conservation Area

Pink – George Street Conservation Area

Blue line and shaded area – Within 500m radius of application site

3-B: EIA SCOPING OPINION

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MANCHESTER
CITY COUNCIL

Julie Roscoe
Director of Planning, Building
Control and Licensing

PO Box 532
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Manchester M60 2LA

Maddie Adas BSc (Hons) MSc PIEMA
Environmental Consultant
Buro Happold

Contact: Miss Jennifer Atkinson
[redacted]

17 June 2025

Our reference: EIASCO/25/005

Dear Ms Adas

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")

SCOPING REQUEST UNDER PART 4 REGULATION 15(1)

'FARADAY BUILDING' ("THE PROPOSED DEVELOPMENT")

SCOPING OPINION OF MANCHESTER CITY COUNCIL PURSUANT TO REGULATION 15

Thank you for your request dated 16 May 2025 for a Scoping Opinion at the above site.

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 *'Faraday Tower EIA Scoping Report'* prepared by yourselves, on behalf of the Applicant, the University of Manchester, and the 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 will be submitted with the subsequent planning application made 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 organisations and bodies that responded to the consultation.

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 regrading 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 the 16 May 2025 sets out the proposed chapters that the ES will cover, and the disciplines which you believe should be scoped in and out of the EIA.

These are as follows:

Scoped In

- Air Quality;
- Noise and Vibration; and
- Built Heritage

Scoped out

- Major Accidents and/or Natural Disasters;
- Waste Management
- Wind Microclimate
- Daylight, Sunlight, Overshadowing and Solar Glare
- Water Resources and Flood Risk

- Ground Conditions
- Archaeology
- Traffic and Transportation
- Ecology and Biodiversity
- Landscape and Trees
- Townscape and Views
- Socio-Economics
- Greenhouse Gas Emissions

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 consultation 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.

- Natural England;
- Historic England;
- Environment Agency;
- Greater Manchester Ecology Unit (GMEU);
- Greater Manchester Archaeology Advisory Service (GMAAS);
- Transport for Greater Manchester (TfGM);
- Active Travel England (ATE);
- United Utilities;
- City Council Highway Services;
- City Council Environmental Health;
- City Council Flood Risk Management;
- City Council Arborist;
- City Council works and skills;
- Aerodrome Safeguarding;
- Design for Security at Greater Manchester Police.

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 EIA process as the development proposal evolves. It is thereby recommended all consultee responses are reviewed by you and 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 you and should be given due consideration in the planning application and EIA process.

CONTEXT

The development site is 0.4 hectares and is occupied by Faraday Tower, a former University building. The site is located immediately west of Sackville Street and to the north by Dover Street.

Faraday Tower is 13 storeys in height with two basement levels. The building was constructed in 1967 forming part of the campus of the former University of Manchester Institute of Science and Technology (UMIST).

Externally, a reduced level car park and basement are present in the west, accessed through Drover Lane from Faraday Tower. Single storey service buildings are present in the south, at basement level. A retaining wall is located at the western boundary, adjacent to the George Begg Building. Retaining walls are also located in the north (car park access route) and the basement wall along the east, north and south of the site.

Managed grassed landscaping is present in the south of the site. Access to the site is from Sackville Street to the east and Drover Lane to the north.

Faraday Tower was closed in 2007, and in 2016 partial demolition of the building including the link bridge was undertaken in preparation for the construction of the Graphene Engineering Innovation Centre (Masdar Building), with Faraday Tower remaining in-situ.

Since the building's vacancy, the University of Manchester have continued to maintain the building.

The University of Manchester buildings surrounding the site include:

- George Begg Building;
- Masdar Building (Graphene Engineering Innovation Centre);
- Manchester Conference Centre and Pendulum Hotel / Weston Hall / Echoes Day Nursery; and
- Manchester Institute of Biotechnology (John Garside Building)

SENSITIVE RECEPTORS

The development site is located within the Greater Manchester Combined Air Quality Management Area (AQMA) along Rochdale Road.

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 located in Flood Zones 1. The site is also situated within the Manchester, Salford and Trafford Critical Drainage Area (CDA).

The development site is not within a conservation area and there are no immediate listed buildings.

PROPOSED DEVELOPMENT

I note from your Scoping Report that the Proposed Development is for the complete demolition of the Faraday Tower including: the disconnection of utilities and services; removal of hazardous materials; soft strip and hard demolition of the building, and leaving the site in a safe and secure condition.

The demolition programme will begin in December 2025 and be completed by 2027.

ASSESSMENT OF THE SCOPING REPORT

I can confirm that the approach outlined within the Scoping Report is considered to be generally acceptable, appropriate and proportionate. This is also reflected in the nature of the consultation responses.

You should note the specific points I have made below within the specific discipline areas which reflect the comments of the consultees 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.

I note within section 3 of your Scoping Request that you intend to provide a discussion on alternatives within the ES. This will focus on alternatives considered and project design evolution.

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 so as to be comprehensible to the specialist and non-specialist alike. The ES should be concise with supporting technical information placed in appendices

Mitigation

Paragraph 7 of Schedule 4 of the EIA Regulations states that 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 be identified as such in 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 for 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 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 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.

- Major Accidents and/or Natural Disasters;
- Waste Management
- Wind Microclimate
- Daylight, Sunlight, Overshadowing and Solar Glare
- Water Resources and Flood Risk
- Ground Conditions
- Archaeology
- Traffic and Transportation
- Ecology and Biodiversity
- Landscape and Trees
- Townscape and Views
- Socio-Economics
- Greenhouse Gas Emissions

Major Accidents and/or Natural Disasters

Major Accidents and/or Natural Disasters can be scoped out of the EIA. The contents of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

Waste Management

Waste management can be scoped out of the EIA. The contents of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development. Any planning application should, however, be supported by appropriate information with regards to the impact on waste management.

Wind Microclimate

Wind microclimate can be scoped out of the EIA. The contents of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

Daylight, Sunlight, Overshadowing and Solar Glare

Daylight, sunlight, overshadowing and solar glare can be scoped out of the EIA. The contents of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

Water Resources and Flood Risk

Water resources and flood risk can be scoped out of the EIA. The contents of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

Ground Conditions

Ground conditions can be scoped out of the EIA. The contents of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development. Any planning application should, however, be supported by appropriate information with regards to the impact on ground conditions.

Archaeology

Archaeology can be scoped out of the EIA. The contents of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

Traffic and Transportation

Traffic and transportation can be scoped out of the EIA. The contents of the Scoping Report are noted and you should also note the comments from Highway Services which are attached to this email. The planning application should be supported with a baseline daily construction vehicle movements in order to support scoping out of the construction phase.

The assessment should not only consider construction trip generation but also traffic redistribution impacts associated with any required traffic management/temporary road closures during the construction phase. Assessment should consider any required traffic management/temporary road closure impacts on pedestrians during the construction phase.

Ecology and Biodiversity

Ecology and biodiversity can be scoped out of the EIA. The contents of the Scoping Report are noted and it is agreed that there would be no significant

environmental impacts which require consideration in this regard as a result of the development. Any planning application should, however, be supported by appropriate information with regards to the impact on any ecology and biodiversity.

Landscape and Trees

Landscape and trees can be scoped out of the EIA. The contents of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development. Any planning application should, however, be supported by appropriate information with regards to the impact on any existing landscaping and trees.

Townscape and Views

Townscape and views can be scoped out of the EIA. The contents of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development. Any planning application should, however, be supported by appropriate information with regards to the impact on the townscape and views around the site.

Socio-Economics

Socio-economics can be scoped out of the EIA. The contents of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

Greenhouse Gas Emissions

Greenhouse gas emissions can be scoped out of the EIA. The contents of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

Summary

I agree that the matters you have identified to be scoped out 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 capable of being scoped out. The City Council reserves the right to re-consider 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.

- Air Quality;
- Noise and Vibration; and
- Built Heritage

Air Quality

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

Noise and Vibrations

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

Heritage

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

It is important that the scope of the heritage chapter considers the loss of the Faraday building given its historical value associated with the former UMIST estate and its value as a building with a particular architectural style and use of materials.

FURTHER INFORMATION

The City Council, as Local Planning Authority, has undertaken a 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.

I trust this information is of some assistance to you. Should you require anything further please do not hesitate to contact myself or Jennifer Atkinson.

Yours sincerely

[redacted]

Deputy Director of Planning, Building Control and Licensing

Date: 29 May 2025
Our ref: 513934
Your ref: EIASCO/25/005

Manchester City Council
planning@manchester.gov.uk

BY EMAIL ONLY

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

T 0300 060 900

Dear Sir or Madam,

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017): Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) Demolition Faraday Building
Location: Faraday Building Sackville Street Manchester.

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 20 May 2025, received on 20 May 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 faithfully

[redacted]
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 (EcIA) is the process of identifying, quantifying, and evaluating the potential impacts of defined actions on ecosystems or their components. EcIA 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
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 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 NOx and SO_2 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

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

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.

Historic England

Ms Jennifer Atkinson
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Direct Dial: [redacted]

Our ref: PL00798938

10 June 2025

Dear Ms Atkinson

Request for Scoping opinion | Faraday Building Sackville Street Manchester | EIASCO/25/005

Thank you for your letter of 20 May 2025 requesting a scoping opinion for the above site. We have reviewed the submitted EIA Scoping Report (Buro Happold, May 2025) and agree with the scope set out for the inclusion of built heritage in the EIA.

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.

Manchester City Council
PO Box 532
Manchester
Lancashire
M60 2LA

Our ref:
SO/2025/125014/01-L01
Your ref:
EIASCO/25/005
Date:
27th May 2025

FAO: Jennifer Atkinson

Dear Jennifer,

REQUEST FOR ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING OPINION UNDER THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (AS AMENDED)

FULL DEMOLITION OF PRE-EXISTING FARADAY TOWER AND REMOVAL OF ASSOCIATED WIDER INFRASTRUCTURE

FARADAY BUILDING, SACKVILLE STREET, MANCHESTER

Thank you for requesting an Environmental Impact Assessment (EIA) scoping opinion from the Environment Agency (EA) for the development proposal outlined above. Referral for this EIA scoping was received by the EA on the 20th May 2025.

To inform our EIA scoping opinion, detailed below, we have completed a review of the following reporting submitted with regards to the EA's planning remit and focus:

i. EIA Scoping Report, Faraday Tower. Report Reference: 006184. Revision P04. Prepared by Buro-Happold on the behalf of Halliday Meecham Architects Ltd. Dated 14/05/2025.

Environment Agency EIA Scoping Opinion - EIASCO/25/005 / Faraday Tower Demolition

In relation to EIA requirement, as detailed under section 1.28 of submitted report (i), we acknowledged that at the request of Manchester City Council the applicant/developer intends to progress with the scoping and assessment of the proposed development under the EIA regime irrespective of EIA Schedule 2 determinants. We do not seek to challenge this determination / requirement.

In relation to the current proposed scope of the Environmental Statement (ES), noting that an intention of the EIA regime is to ensure that potential positive and/or negative environmental impact of a development are considered at an early stage in the planning process, we would encourage further consideration is made to the following environmental topics, either being 'scoped in' to the forthcoming ES or additional clarification provided to the local planning authority (LPA) as how they will be comprehensively addressed at the formal planning application stage:

- Water Resources and Flood Risk
- Ground Conditions

Please see detailed below a further explanation of our rationale for this scoping opinion determination.

EA Review Commentary - Flood Risk and Water Resources

Flood Risk

As correctly identified by the external project team within section 5.1.10 the ES scoping report the spatial area of the proposed development site is situated within Flood Zones 1, 2 and 3.

Whilst the limited spatial area of the proposed development site is acknowledged (<0.5ha), as per Paragraph 178 of the National Planning Policy Framework (NPPF), Footnote 63, whereby a development is situated within Flood Zone 2/3 this is required (unless exempt) to be accompanied by a site-specific Flood Risk Assessment (FRA). We advise the proposed development does not meet the criteria for FRA exemption and therefore this policy requirement will apply.

Further to the above, noting Section 8 'Other Planning Documents' of the ES scoping report it is identified that the development/submission of an FRA is not currently specified as part of the wider documentation intended for the purpose of proposed development. Noting the requirements of NPPF paragraph 178 detailed above, without a site-specific FRA we would be minded to object to the proposed development if validation of the planning application was not already denied by the local planning council's application verification team.

General flood risk policy/assessment requirement notwithstanding, in relation proposed development (full demolition) itself, it is recognised by the EA that scope of the development is unlikely to result in the creation of blockages and displacement of fluvial flood flows. However, with the removal of pre-existing Faraday Building it is potentially possible that any fluvial flood flows may no longer be constrained in the same manner as would otherwise be observed (pre-demolition) and consequently the extents of any fluvial flooding experienced in the 'design flood' event may change and alter.

Noting the above and in recognition to wider Strategic Regeneration Area (specified within the ID Manchester Strategic Regeneration Framework (SRF)) within which the proposed development is situated, whilst it is difficult to quantify if the implications of the proposed development (demolition) would more immediately be 'significant' in relation to the management of fluvial flood risk, it would be generally encouraged by the EA that early/detailed consideration is given to the potential impacts (alterations in flood extent) which the removal/demolition of the Faraday Building and wider associated infrastructure may create i.e. seeking to ensure that the removal of the Faraday Building will not result in the creation of unacceptable adverse flood risk elsewhere or jepordise wider emerging placemaking intentions / development aspirations for SRFarea.

EA fluvial flood risk concerns notwithstanding, we further note the attention of all parties that a site-specific FRA is required to consider all potential sources of flooding, including surface water and groundwater flood risk.

Water Quality

As preamble to our development specific commentary below, we note to the attention of all parties the following regulatory advisories (*blue italic text*).

- *Regulation 33 of The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 places a duty on each public body, including local authorities, to 'have regard to' River Basin Management Plans when exercising their functions. This means they must ensure they neither undertake nor authorise a project which may jeopardise:*
  - *The current status of a WFD element or cause its deterioration*
  - *The attainment of good status*
  - *Pollution reduction measures*
  - *Standards and objectives for protected areas*

- As per the Water Resources Act 1991 and Environmental Permitting (England and Wales) Regulations 2016, it is an offence to cause or knowingly permit the entry of contaminated water to a controlled water resource(s) in an unregulated manner.

Cognisant to the regulatory informatives above, whilst is acknowledged the proposed development will not include a built-form aspect, it remains important to consider potential temporary drainage requirements for the proposed development site, both during demolition and post-demolition completion.

To this end, it is noted to the attention of all parties that currently the production of a 'Drainage Strategy' report and/or Construction Environmental Management Plan are not listed as intended 'Other Planning Document within section 8 of the ES scoping report. Further, noting that the discharge of liquid effluent or wastewater to surface or ground is a regulated/permitted activity (refer to Discharges to surface water and groundwater: environmental permits - GOV.UK for further details), that the right to discharge to public sewer is subject to qualification, the anticipated/aimed for timescales for work commencement/completion (Q4 of 2025-2025) and that is intended for demolition to be completed to ground floor level only (leaving x2 basement levels in-situ), it is strongly advised that early consideration is given to potential water management and discharge requirements and how it will be ensured that these will achieve wider regulatory compliance.

EA Review Commentary – Ground Conditions

Reviewing the contents of Section 8 'Other Planning Documents' of the ES scoping report, it acknowledged and welcomed that it is intended by the applicant/project team to produce land contamination reporting which will be submitted as part of the detailed planning application for the proposed development (demolition).

However, as per section 5.1.13 'Ground Conditions' of the ES report, it is also noted by the EA that it is currently intended for the Faraday Tower to demolished to ground level only, this inferring that the lower basement levels of tower and potentially wider associated relic infrastructure is intended to remain in-situ for an indefinite period post works development completion (demolition), Subject to the results of land contamination reporting (*i.e. identifying if an adverse land contamination risk is present*) and noting the requirement of paragraph 187 of the NPPF (*remediation of contaminated and unstable land where appropriate*), we advise all parties that an intended approach of leaving relic infrastructure in-situ may create a notable complexity both at a technical level and in relation to planning determination.

To the end of the above, in cognisance to aspired timescales for the completion of on-site works (Q4 2025-2026), we would encourage that early consideration is given by the

development project team to the issue of 'Ground Conditions' irrespective of whether this is a matter which remains 'scoped out' of the forthcoming ES. We further advise all parties that if it is proven that proposed development site poses an unacceptable adverse risk to controlled water resource, with the origin of contamination being situated within the spatial extent of the development site itself, in the first instance, the EA would seek that a comprehensive remediation of the site is carried out as part of any planning approval granted. Any consideration towards a deference of remedial works (where demonstrated to be required for various) will need to be suitably justified with relevant data/evidence i.e. demonstration that a deference of remedial works will not result in an unacceptable risk to natural environment and/or public health.

EA General Advisories / Informatives

Further to the above site-specific commentary, we would like to take this opportunity to provide the applicant/developer with the following general informatives.

Land Contamination

Whereby land contamination is known or suspected we recommend that developers should:

- Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination
- Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the contaminated land pages on gov.uk for more information

Waste On-Site

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- Excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- Treated materials can be transferred between sites as part of a hub and cluster project.
- Some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- the position statement on the Definition of Waste: Development Industry Code of Practice
- The waste management page on GOV.UK

Waste to be taken off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If you receive (or reject) any hazardous waste, you must send a report to the Environment Agency. These are known as 'returns'. If you dispose of hazardous waste at the premises where it's produced you may also need to send returns. You should follow the guidance provided here: Hazardous waste: consignee returns guidance

Dewatering

Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) in order to locally lower water levels near the excavation. This can allow operations to take place, such as mining, quarrying, building, engineering works or other operations, whether underground or on the surface.

This activity was previously exempt from requiring an abstraction licence. Since 1 January 2018, most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence from us prior to the commencement of dewatering activities at the site.

More information is available on gov.uk: https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence#apply-for-a-licence-for-a-previously-exempt-abstraction.

Sustainable Urban Drainage / Infiltration

Approved Document Part H of the Building Regulations 2010 establishes a hierarchy for surface water disposal, and encourages a SuDS approach.

The first option for surface water disposal should be the use of SuDS, which encourage infiltration such as soakaways or infiltration trenches. In all cases, it should be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high-water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

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Please forward a copy of this letter to the external project team/applicant/develop. Should you any queries or questions regarding the contents of this letter response, then please do not hesitate to get in contact.

Yours sincerely,

[redacted]
EA Green Growth Team Project Manager & Planning Advisor

Direct e-mail [redacted]

Outlook

Application EIASCO/25/005 - Faraday Building - Consultation Response (Archaeology)

From [redacted]
Date Thu 29/05/2025 15:39
To Jennifer Atkinson [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 Jen

RE: Application EIASCO/25/005 - Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) - Faraday Building, Sackville Street, Manchester

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

The application site concerns the Faraday Building, a multi-storey tower with two basement levels, which is of no archaeological or historic interest. It is not considered to constitute a heritage asset, although it lies within the setting of the Whitworth Street Conservation Area and several listed buildings.

The application is supported by an EIA Scoping Report, which incorporates some consideration of archaeological matters. It is concluded that any archaeological remains will have been removed completely during the construction of the two basement levels for the building and therefore the demolition and redevelopment of the site will have negligible or no impact on archaeological remains.

GMAAS agrees with this conclusion, recommends that archaeology as a topic is scoped out of the EIA process, and no further consideration of archaeological matters is warranted.

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
T: [redacted] / M: [redacted]

SCHOOL OF SCIENCE, ENGINEERING & ENVIRONMENT

United Utilities
Water for the North West

United Utilities Water Limited
Haweswater House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington WA5 3LP

unitedutilities.com

Planning.Liaison@uuplc.co.uk

LPA
By email only

Your ref EIASCO/25/005
Our ref DC/25/1234

Date 11-JUN-25

Dear Planning Team

Location: Faraday Building, Sackville Street, 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 wishes to make the following comments regarding this matter. Please note that we have provided additional comments regarding the future redevelopment of the site and wider area. These are set out in this letter and in our response to the Draft Strategic Regeneration Framework for the ID Manchester Area of the Oxford Road Corridor Framework Consultation (enclosed). We request that the applicant has full regard to this response when considering their future proposals for the area. We are also aware of wider ongoing dialogue with United Utilities regarding the redevelopment of this site and the wider area.

Any future response issued or communication regarding this site, will be based upon information available at the time of response and therefore our position may change.

We strongly recommend that any future developer contacts United Utilities, using our **pre-development enquiry service** to discuss their proposals directly with our Developer Services team. They can find further advice, along with a pre-development enquiry form, on our website: https://www.unitedutilities.com/builders-developers/

The letter and Appendix should be read in their entirety.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

According to our records there are both water and wastewater assets located within, and in the vicinity of the scoping boundary. The precise location of these assets (and the associated easement strips) will need to be confirmed by the applicant and any future development, including construction compounds, must not encroach on these assets or the associated maintenance strips. The precise location of the assets will need to include confirmation of the 450mm surface water sewer within the site, which appears to be partly mapped on the map of public sewers.

United Utilities Water Limited
Registered in England & Wales No. 2366678 Registered Office: Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

Given the nature of this proposal, the applicant must ensure that the proposed demolition and any construction activities, including vibration, do not adversely affect the operation of United Utilities' assets. The details of the approach to demolition and any construction activities must be agreed with United Utilities in writing. This should include details of any changes in levels on top of our assets either during or after demolition, which could affect the structural integrity of our assets and the ability to access our assets. The approach to be agreed with United Utilities will include details of ensuring that access to our assets is maintained and not adversely affected.

In addition to the assets of United Utilities, we note Section 5.1.10 of the submitted EIA Scoping Report. This refers to a culverted section of the River Medlock that passes through the site. This asset must also be protected during any demolition / construction activities. Any adverse impact on the operation of this asset could materially affect the performance of assets owned by United Utilities which connect with the River Medlock. The watercourse is a discharge location for existing and future flows and must be protected. It will be critical to the robust application of the surface water hierarchy for future development, which is considered further below.

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout or the impact that could arise as a result of construction activities.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposals and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 5.0 'Contacts'.

DRAINAGE AND FLOOD RISK

We note Section 5.1.11 which states:

'The building will be demolished to ground floor level, with retention of the existing below ground drainage network. It is therefore not anticipated that the proposed project would have an impact on the culvert, or flood risk on the site or surrounds.'

We request that the applicant confirms what will occur with any demolition material to ensure that there is no change in levels on the site. Any change in levels could materially alter flood risk and exceedance paths that can arise from existing drainage systems. This is important given the location of the site in flood zones 2 and 3. Any change in levels could also impact utility assets as noted above.

We request that prior to demolition, the applicant confirms existing drainage arrangements. We also request that any existing drainage arrangements are kept free from demolition debris to ensure that there is no impact on the receiving drainage systems.

With regards to the future development in this area, we have enclosed our response to the Draft Strategic Regeneration Framework for the ID Manchester Area of the Oxford Road Corridor Framework Consultation. Alongside these enclosed comments, we wish to emphasise the following matters regarding future development proposals for this location.

Directed by the principles set out in the National Planning Practice Guidance 'hierarchy of drainage options' (Paragraph: 056 Reference ID: 7-056-20220825), we require developers and Local Planning Authorities, to do all that they can to avoid surface water entering the public sewer, unless absolutely necessary. This applies to all proposed development. See Appendix 1.1 'Surface Water 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.

Whilst the applicant must investigate the full hierarchy for managing surface water, we fully expect the drainage strategy to demonstrate no surface water to public sewer given the location of the River Medlock within the site. We also request that the redevelopment of this site is part of a holistic drainage strategy for redevelopment of the wider area, which ensures no surface water to public sewer.

We wish to highlight the importance of multi-functional sustainable drainage, which is integrated with the landscaped environment. As outlined in '*Building for a Healthy Life*', we request that the landscaping of the site is linked to the proposals for surface water management in accordance with the '*four pillars*' of sustainable drainage systems, i.e., water quantity, water quality, amenity, and biodiversity. National policy is clear that priority should be given to multi-functional Sustainable Drainage Systems (SuDS) over traditional underground, tanked and piped storage systems. Sustainable water management, especially in the form of multi-functional SuDS, helps us adapt and respond to the challenges posed by climate change and the impact of urbanising our environment. SuDS also have wider benefits and represent an opportunity to improve the quality of urban environments by changing '*grey*' to '*green and blue*'. They can help to create more attractive and usable spaces which help with social cohesion by connecting people, improving amenity and wellbeing, and offering opportunities for nature. In our urban environments there are often areas that can be better used to manage rainfall runoff through surface levels SuDS which can transform grey and impermeable spaces to greener, more attractive and resilient spaces appreciated by the community.

United Utilities requests that you consider how any future proposals for the public realm that is to be created in the area can be linked to opportunities for surface water management. We request that any landscaping and public realm improvements evaluate opportunities for surface water management to include opportunities for source control and slowing the flow of surface

water through the incorporation of blue and green Infrastructure. It is essential that the evaluation of surface water management opportunities are undertaken at the outset of the design process. Such an approach has added benefits associated with the quality of the public realm, the enhancement of biodiversity and urban cooling.

Sustainable drainage could be achieved through a variety of features including:

- bioretention tree pits and landscaping;
- rain gardens;
- soakaways and filter drainage;
- swales; and
- blue/green roofs.

We recommend that you refer to the Susdrain website which includes a range of case studies that show examples of how SuDS have been implemented in the urban environment. Interesting examples include:

- Grey to Green Phase 1, Sheffield; and
- Crescent Gardens SuDS project, High Road, Haringey.

We also request that you also consider the resilience of any planting to drought.

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 5.0 'Contacts'.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

Basement Provision

In the context of drainage and flood risk, we wish to highlight that the applicant must carefully consider any flood risk, including flood risk from overland flows, that could affect basement areas, such as car parking / services areas. The future design of the site must ensure that any basement areas, including car parking, are resilient to the risk of exceedance paths from existing or proposed drainage systems.

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area, including the performance of the public sewer network (where the two systems interact). Therefore, where a SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. An example condition is included with the Appendix, Section 2.2.

When considering their drainage proposal, it is the applicant's responsibility to investigate the existence of any infrastructure that might impact their detailed design. This includes water, wastewater, operational and/or abandoned pipelines. United Utilities will not routinely carry out this assessment when reviewing drainage proposals submitted within a planning application. Where infrastructure exists, the drainage design must comply with the relevant United Utilities guidelines and/or Building Regulations. Further information is available on our website: Working near our pipes - United Utilities. Failure to consider existing infrastructure when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

WATER EFFICIENCY IN NEW DEVELOPMENT

All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day (l/p/d) as set out in Building Regulations Approved Document G. Whilst the adopted development plan does not include a policy that implements the tighter water efficiency standard of 110 l/p/d for new-build dwellings in Part 3 of Building Regulations, we request that the applicant implements water efficiency measures. Importantly the tighter optional standard for water efficiency of 110 l/p/d can be implemented at no extra cost. This is confirmed in Table 3 of Water Ready A report to inform HM Government's roadmap for water efficient new homes, published in 2024. The applicant should also note that to promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). See Section 4.0 of the appendix to this letter.

We request that a copy of this letter and the Appendix is made available to the applicant.

Yours faithfully

United Utilities' Planning Team

APPENDIX:
Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team or visits our website for more detailed advice on any aspects of United Utilities' assets and services that might impact their proposal. Full contact details can be found in Section 5.0 'Contacts' (below).

1.0 DRAINAGE DESIGN

Surface water (rainwater) flows are very large when compared with foul water flows that come from toilets, showers, washing machines, etc. It is usually surface water flows that increase the risk of sewer flooding, potentially impacting homes and businesses, and can result in unwanted spills from storm overflows into watercourses.

We have embarked on an ambitious investment programme to improve the performance of our wastewater network, particularly relating to the management of surface water. Our focus is to reduce the risk of sewer flooding and the prevention, frequency and intensity of spills from storm overflows, ultimately moving to a position where they are no longer necessary. As we work hard to improve the existing wastewater network, it is important that we do not compromise the results by accepting any unnecessary new surface water connections and that we take all opportunities for the removal of existing flows.

1.1 Surface water hierarchy

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments is discharged according to the following hierarchy of drainage options:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant must consider their drainage plans in accordance with the drainage hierarchy outlined above.

United Utilities will only accept new surface water connections to the public sewer in circumstances where the applicant has provided robust evidence that the drainage hierarchy has been fully investigated and more sustainable options for the management of surface water have been proven to be unfeasible.

Surface water connections, particularly to the combined sewer, should only be considered as the last resort.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

2.0 PLANNING CONDITIONS; OUR APPROACH TO DRAINAGE CONDITIONS

When appropriate, United Utilities will request planning conditions relating to site drainage. This is important to ensure the delivery of quality drainage design for both new and existing customers. There is also a particular focus on the sustainable management of surface water thorough investigation of the drainage hierarchy which is critical in the management of flood risk and to reduce the frequency and intensity of spills from storm overflows, which is a shared priority for both United Utilities and the customers and communities that we serve.

2.1 Drainage design

In scenarios where **all** relevant information regarding drainage design is available; the design is acceptable and all opportunities for the sustainable management of surface water have been fully investigated, we will usually request a compliance condition to enable the delivery of the proposed design. If **any** relevant information is missing, or where there is insufficient evidence to demonstrate that the drainage hierarchy has been fully investigated, we will request a pre-commencement condition to ensure that all aspects of drainage design are fully considered before any work begins on site.

2.2 Management and maintenance of Sustainable Drainage Systems (SuDS)

The Local Authority should consider a SuDS management and maintenance condition for any scheme where SuDS is included within the proposal. An example condition is below that may be suitable in many circumstances.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and

agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

(i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

(ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

It is important to note that United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company and therefore, would not be involved in any application to discharge a condition relating to SuDS management and maintenance.

3.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

3.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: Working near our pipes - United Utilities

3.2 Wastewater pipelines

United Utilities will not allow any new buildings or structures to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

3.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities. Alternatively, the plans can be viewed for free. See Section 5.0 'Contacts' for further details.

The position of underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plans and private pipes, sewers or drains may not be recorded. We strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus.

Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 5.0. 'Contacts' (below). United Utilities Water PLC will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: Working near our pipes - United Utilities.

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation. This advice is also relevant to any unchartered pipelines (pipelines that do not appear on our asset maps) that might be discovered on site either before or during construction. In this instance, the developer should contact our Developer Services team as soon as possible. See Section 5.0 'Contacts'.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

4.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 5.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; Our household charges 2025/2026 | United Utilities (Section 8.7).

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 5.0 'Contacts'.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: Sustainability - United Utilities

Business customers can find additional information on our sustainable drainage incentive scheme at Incentive schemes | United Utilities

5.0 CONTACTS

Contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): Building & Developing - United Utilities

Email:

WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk
WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk
SLUDGE PIPELINES: DeveloperServicesWater@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): **0345 072 6067**

GROUNDWATER PROTECTION ZONES:

Where the proposed site is located in a Groundwater Source Protection Zone, the applicant should contact our Engineering team for advice, by email at Groundwater@uuplc.co.uk

PROPERTY SEARCHES (FOR ASSET MAPS):

The public water and sewer records can be viewed via our online viewing facility for free. Viewings are by appointment only. Email propertysearches@uuplc.co.uk or call **0370 751 0101** to book an appointment.

Alternatively, a number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit Property Searches | United Utilities

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk

MANCHESTER CITY COUNCIL

Development Management
Citywide Support (Highways)

Telephone: [redacted]

Hammerstone Road Depot,
Manchester M18 8EQ

Memorandum

To	Jennifer Atkinson
From	[redacted]
Date	10 June 2025
Subject	**EIASCO/25/005** **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:

Proposed Development

The EIA Scoping Report states that the proposed project will be for the complete demolition of Faraday Towe including: the disconnection of utilities and services; removal of hazardous materials; soft strip and hard demolition of the building, and leaving the site in a safe and secure condition.

Environmental Issues to be Scoped Out:

The Scoping Report states that the indicative demolition programme will begin in December 2025 and be completed by 2027.

The Scoping Note confirms that Waste Management is to be scoped out of the EIA.

It is noted that the associated waste impacts will be mitigated via other measures. Highways would expect these measures to be mitigated via a comprehensive Construction Environmental Management Plan and a Robust Traffic Management Plan.

The CMP should include:

- Phasing and quantification / classification of vehicular activity.
- Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- Consideration of ongoing construction works and contractor parking in the locality.
- Siting of construction equipment.
- The requirement of any temporary TROs.
- Welfare facilities for staff.
- First aid details.
- Access arrangements.
- Hours of operation.
- Delivery times.
- Number of staff on-site.
- A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

The CMP should ensure that ongoing construction works associated with nearby development is managed and contractors engage with one another to mitigate impacts on the local and wider highway network.

It is recommended that the applicant has early engagement with MCCs Events & Network Management Team on highwaynetworkmanagement@manchester.gov.uk

The Scoping Note confirms that a Site Waste Management Plan will be developed and submitted at Planning Stage. As noted, this will be conditioned onto any planning approval.

The Scoping Note confirms that there will be an increase in traffic levels during the demolition works. It is requested that further information are provided with regard to baseline daily construction vehicle movements in order to support scoping out of the construction phase. Further evidence is therefore requested by Highways, or should such data not be available at this stage, highways suggest that assessment of the construction phase is scoped into the EIA assessments, once further detail can be obtained on baseline traffic flows and construction vehicle numbers/routeing.

The assessment should not only consider construction trip generation but also traffic redistribution impacts associated with any required traffic management/temporary road closures during the construction phase. Assessment should consider any required traffic management/temporary road closure impacts on pedestrians during the construction phase.

Highways Reference: 17119/FO/2025

www.manchester.gov.uk

Outlook

EIASCO/25/005 - Faraday Building Sackville Street Manchester

From [redacted]
Date Fri 06/06/2025 10:50
To Jennifer Atkinson [redacted]

Hi Jennifer,

In response to the consultation we agree with Air Quality and Noise and Vibration being scoped in and Ground conditions being scoped out.

We would like to add that we have Air Quality Guidance too which can be downloaded here.

We will provide further comments once the Environmental Statement has been produced but their proposals for the chapters appear to be acceptable.

Kind Regards

[redacted]

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: [redacted]
website: www.manchester.gov.uk
Telephone: [redacted]
Internal: [redacted]

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

We are on X, for news and updates follow us @EnvHealthMcr

Please consider the environment before printing an e-mail

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****

Outlook

CONSULTATION RESPONSE: EIASCO/25/005

From Safeguarding MAN [redacted]
Date Wed 04/06/2025 13:34
To Jennifer Atkinson [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.

Reference: EIASCO/25/005
Our Ref.: 2025-244
Location: Faraday Tower - EIA Scoping Opinion

Dear Jennifer,

Thank you for consulting with the aerodrome safeguarding authority for Manchester Airport on the EIA Scoping Opinion for the Faraday Tower, Manchester. We have no comments to make on the proposed demolition except to note that our interests relate to the control of dust / smoke and that has been identified to be included, and also any use of tall equipment, so the applicant's attention should be drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/

Sincerely,

MAG Group Aerodrome Safeguarding Team
Stansted Airport | East Midlands Airport | Manchester Airport
MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX
Aerodrome Safeguarding | Manchester Airport
www.magairports.com

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