



All Saints Library, Manchester
Metropolitan University

EIA Screening and Scoping Report

September 2025



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1. Introduction

Introduction

- 1.1 This Environmental Impact Assessment (EIA) Screening & Scoping Report (the “Report”) has been prepared in respect of the redevelopment of Manchester Metropolitan University’s existing All Saints Library Building, including a new build element of up to 15,000 sq.m. (GIA).
- 1.2 The project as a whole will provide purpose-built library and workspace for university students, with associated landscaping, cycle parking and associated works (the “Proposed Development”).
- 1.3 The Proposed Development is located within the site of the existing All Saints Library, located on Oxford Road, Manchester (“the Site”). Please refer to the Site Plan at Appendix 1A.
- 1.4 This Report is submitted to request that Manchester City Council (MCC) as Local Planning Authority (LPA) adopt a Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (‘the EIA Regulations’). In accordance with Regulation 15, paragraph 2, this report contains:
 - A plan sufficient to identify the land (included at Appendix 1a); and
 - A brief description of the nature and purpose of the Proposed Development and of its possible effects on the environment.
- 1.5 A description of the Proposed Development is provided in Section 2. Whilst the proposals are at a feasibility stage and continue to evolve, they are sufficiently established to allow the maximum set of parameters for the Proposed Development to be identified. These parameters act as a ‘worst case’ scenario for EIA assessment purposes and are sufficient to complete the EIA Scoping process and facilitate early EIA Scoping consultation with the LPA and technical consultees through the preparation of this report.
- 1.6 For reasons set out below, the applicant accepts that the proposed development is EIA development and intends to submit an Environmental Statement (ES) with its planning application. It would be helpful for the LPA to issue a combined Screening and Scoping opinion to that effect in response to this Report.

EIA Requirements

- 1.7 The EIA process is the mechanism by which development proposals are appraised in terms of environmental criteria, in addition to socio-economic, engineering and technical considerations. The EIA process defines the context of the Proposed Development and examines the issues considered pertinent.
- 1.8 The purpose of the EIA is to establish the nature of the development and the environment on which it is likely to take place to identify likely significant effects on the environment that may arise, by comparing the existing situation at the start of the work (baseline) with the situation once the proposals are in place.
- 1.9 It is considered that the proposals are not of a type or scale which would necessitate its categorisation within Schedule 1 of the EIA Regulations.

- 1.10 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require that any proposed development falling within the description of a ‘Schedule 2 development’ within the meaning of the Regulations, will be subject to an EIA where such development is likely to have ‘significant’ effects on the environment by virtue of such factors as its nature, size or location (Regulation 4(2)).
- 1.11 The Proposed Development falls under the category of “Infrastructure Projects – Urban Development Projects” (Schedule 2, 10, (b)) as described in the Regulations. The applicable threshold above which EIA is likely to be required for a site of over 5 hectare (ha) or if the development includes more than 150 dwellings. The indicative thresholds and criteria state that:
- “In addition to the physical scale of such developments, consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.”*
- 1.12 Given the nature of the Proposed Development and potential impacts, an EIA is considered appropriate to test the likely significant effects of the Proposed Development. The Applicant therefore proposes to submit an Environmental Statement (in relation to certain topic areas where there is likely to be a significant effect of the environment) in support of the planning application.

Purpose of the EIA Scoping Report

- 1.13 The process of identifying likely significant effects on the environment which should be addressed by the EIA is termed ‘scoping’ and the results are presented as a Scoping Report.
- 1.14 Regulation 15 of the EIA Regulations sets out the process for obtaining a Scoping Opinion from the relevant planning authority.
- 1.15 This Scoping Report sets out the approach taken to the topic areas and information that would be contained within the Environmental Statement. Statutory consultees are invited to express their views on the proposed scope of the EIA or suggest additional issues which may be considered to be of significance. The views expressed by statutory consultees will then be used by the LPA to inform the formal EIA Scoping Opinion.
- 1.16 The LPA is requested to respond to the formal request for an EIA Scoping Opinion within five weeks of registering receipt.
- 1.17 Subject to the agreement of the LPA on the EIA scope, the intention would be that any future application relating to the Proposed Development would be accompanied by an ES which would be produced by the team as set out in Table 3-1 and co-ordinated by Deloitte (ISEP EIA Quality Mark registered). The consultants have provided technical input to this initial EIA Scoping Report.

Note: although Deloitte has read the input of MMU, Hawkins Brown, Buro Happold and Planit-IE (together “the Consultant Inputs”), for consistency and provide observations based on our knowledge and experience, we accept no liability or responsibility for the Consultant’s Inputs and will not be responsible for the technical content.

Structure of this Report

- 1.18 Section 2 of this report provides a site description and outlines the nature of the Proposed Development. Section 3 sets out the proposed approach and methodology that an ES would take and who might need to be consulted. Section 4 provides details of those environmental disciplines to be scoped out of the EIA. Section 5 sets out the key issues that would be addressed by the EIA.

2. Site Description and Development Proposals

The Site and its Surroundings

- 2.1 The Site lies within the City Centre, and within the Regional Centre as defined by MCC's Core Strategy 2012. The Site boundary extends to c.0.77 hectares.
- 2.2 The Site is bound to the east by Oxford Road, to the north by the Mancunian Way, MMU's Faculty of Business and Law to the west, and All Saints Park to the south.
- 2.3 A Site Plan is enclosed with this letter at Appendix A for the purposes of identification. The Site currently comprises the All Saints Library Building, a seven storey brick building, currently used as a library facility for students and staff of Manchester Metropolitan University, and comprising desk spaces, book clusters and meeting rooms.
- 2.4 The building's pedestrian access is currently from All Saints Park to the south of the building. There is no car parking associated to the library building. A Site location plan is provided at Appendix 1a.
- 2.5 The Site forms a key site along the Oxford Road Corridor, a priority location for higher education and an opportunity to strengthen and diversify the economy by creating high added value growth in sectors such as Creative and Digital, Health, Science and Innovation, and Advanced Materials and Engineering. Creative and Digital, Health, Science and Innovation, and Advanced Materials and Engineering. Low rise buildings are located to the east, on the opposite side of Oxford Road, which comprise shops and commercial properties of approximately 2 to 3 storeys in height.
- 2.6 To the south, All Saints Park provides public realm, surrounded by Manchester Metropolitan University Buildings, and St Augustine's Church. To the west, there are further University buildings, and student accommodation. To the north, Mancunian Way runs east to west, and to the north of that, the Manchester Metropolitan University John R Dalton Building and Circle Square.
- 2.7 Within the wider area, there is a broad mix of uses that is characteristic of its location within the Regional Centre location, including:
 - Educational uses associated with Manchester Metropolitan University and the University of Manchester;
 - Student halls of residence, for students at Manchester Universities;
 - Commercial and industrial uses, including music venues and eateries; and
 - Sport, leisure and cultural uses, including Manchester Aquatics Centre.

Planning History

Table 2-1 Planning History

Planning Permission Ref.	Description of Development	Note
128485/FO/2020	Full Planning Permission for the refurbishment and expansion of All Saints Park public realm and surrounding streets including flexible use for temporary events, activities and pop-up retail (Use Classes E(a) and E(b)) facilities; works to include: the demolition of targeted areas of the existing stone wall and railings; removal of three existing trees and replacement tree planting and soft landscaping; installation of new drainage scheme; installation of lighting columns, wayfinding signage and other street furniture; provision of a redesigned memorial garden; provision of cycle parking and accessible car parking bays; highways and servicing access works, including the closure of parts of Higher Ormond Street, Lower Ormond Street and Cavendish Street to traffic through a stopping-up order; and, associated works.	Adjacent to the Site
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 16 February 2024
140100/NMC/2024	Non material amendment to amend the wording of condition 3 (Materials) attached to planning permission 138424/FO/2023	Approved 5 July 2024

Site Specific Environmental Designations

Air Quality

- 2.8 The Site is located within the Greater Manchester Air Quality Management Area (AQMA), referring to an area where air pollution levels are, or are likely to, exceed national air quality objectives. This means that the NO₂ is monitored, and the local authority has a strategy in place to manage and improve air quality in these areas.

Ecology

- 2.9 The site has no nature conservation designations, and no statutory protected sites are located on or immediately adjacent to it. While the Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) lies within 10km, no nationally designated or non-statutory sites are within 2km. The site's distance from all designated sites ensures the proposed works will not cause adverse impacts.

Flood Risk and Drainage

- 2.10 According to The UK Government's Flood Map (Figure 4.2), the Site is located within is in Flood Zone 1, indicating a less than 1 in 1,000 annual probability of river or sea flooding.

- 2.11 The map also confirm that the majority of the site is classified as having a Very Low probability of surface water flooding. There are areas of Low to High probability of flooding along the border of the site with All Saints Park.
- 2.12 As with the majority of the Regional Centre, the Site is located within the Conurbation Core Critical Drainage Area, as defined in the Manchester, Salford, Trafford Strategic Flood Risk Assessment (SFRA).

Heritage

- 2.13 There are no Conservation Areas within the immediate vicinity of the Site, the nearest being the Whitworth Street Conservation Area c. 470m to the north.
- 2.14 Additionally, as confirmed by a search of the Historic Environment Record, the Site is not categorised as a Non-Designated Heritage Asset ('NDHA') and there are no NDHAs within the surrounding built environment.
- 2.15 Whilst the Site does not contain any heritage assets, there are 11 Listed Buildings located within 200m of the Site as listed below:

Table 2-2 Historic England Listed Asset List

Map No.	Location	Grade	List Entry Number
1	Former Manchester Ear Hospital	II	1197922
2	Roman Catholic Church of St Augustine	II	1392331
3	Ormond Building	II	1219718
4	Righton Building	II	1197781
5	Grosvenor Building	II	1293192
6	Former Town Hall Façade to Mabel Tylecote Building	II	1283062
7	Former Grosvenor Picture Palace	II	1218431
8	Former Adult Deaf and Dumb Institute	II	1200839
9	Chatham Mill	II	1293040
10	Dalton Statue in Forecourt of Dalton College	II	1197791
11	Dancehouse Theatre Including Numbers 6-14	II	1384997

The Proposed Development

- 2.16 In summary, the Proposed Development comprises:

Table 2-3 Maximum Parameters

	Current Quantums	Added 5% Buffer to be used for the Screening and Scoping Report
Maximum Height	Ground + 8 storeys (inc. plant) (73.985m AOD)	Ground + 9 storeys (77.684m AOD)

	Current Quantums	Added 5% Buffer to be used for the Screening and Scoping Report
Maximum Floorspace for learning/non-residential institution (sqm)	12,000	12,600
Use	Class F1 (Learning and non-residential institutions)	Class F1 (Learning and non-residential institutions)
Maximum number of car parking spaces	N/A	N/A
Maximum number of cycle spaces	N/A	N/A
Site area (ha)	0.77	0.8085

3. Approach to EIA and Proposed Methodology

- 3.1 Regulation 18, Paragraph 5 (a) of the EIA Regulations requires the ES to be prepared by competent experts. The Applicant has instructed Deloitte to lead and manage the EIA process. Deloitte has significant experience and expertise in managing the EIA process and holds the ISEP EIA Quality Mark.
- 3.2 As part of the Scoping Exercise, technical input to this EIA Scoping Report has been provided from the following members of the project team:

Table 3 -1 EIA Team

Dicipline	Assesment Carried Out by	Qualifications
Town Planning, EIA Co-ordination	Deloitte	RTPI/ RICS, ISEP EIA Quality Mark
Architect	Hawkins Brown	RIBA
Climate change	Buro Happold	BSc, BArcch, MSC, QualifiedBREEAM Assessor, CIBSE Affiliate Member, BREEAM AP, CEnv.
Townscape and Visual Impact	Planit-IE	BA (Hons), BSc (Hons), MA, BLA, CMLI, MA

Approach to Scoping

- 3.3 This EIA Scoping Report supports a formal request for a Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It aims to ensure that there is a clear and agreed scope for the EIA (including agreed methodologies where possible), to ensure a robust assessment of likely significant environmental effects arising from the Proposed Development.
- 3.4 The Scoping exercise has taken account of the proposed construction activities, operational characteristics of the Proposed Development, relevant planning policy, knowledge of the Site, and the professional opinion of the project team.
- 3.5 Given the proposals are at a feasibility stage of development and the final design, mix of uses and quantum of floorspace has not yet been fixed, whilst this EIA Scoping Report seeks to establish the overall framework for the EIA in relation to the environmental topics and associated likely significant effects that will be subject to detailed assessment, iterative re-scoping as necessary will continue as the design and strategy is refined, plans and principles are developed and additional technical survey work informs the final design for the Proposed Development. Any deviation between the scope of effects considered within this EIA Scoping Report and the ES will be clearly communicated in the ES.
- 3.6 The following statutory consultees should be consulted through the EIA Scoping process:

- Manchester City Council (MCC) – Contaminated Land, Environmental Health, Flood Risk, Highways, Tree Officer (Technical Officers);
- Transport for Greater Manchester (TfGM);
- Environment Agency (EA);
- Greater Manchester Police Secure by Design;
- Historic England;
- Greater Manchester Archaeological Advisory Service;
- Manchester Airport Safeguarding;
- Natural England;
- NATS;
- Greater Manchester Ecological Unit; and
- United Utilities.

3.7 We would be grateful for confirmation of which stakeholders have been consulted as part of the Scoping Opinion.

3.8 Consultation with the above statutory consultees is being undertaken, to inform specifics of the design of the Proposed Scheme and to ensure early engagement to ascertain their views on likely significant effects, baseline data collection and appropriate assessment methodologies. The outcomes of early consultations are reflected in this EIA Scoping Report. A full consultation process was undertaken alongside the previous planning application at the Site in 2023.

Structure of the ES

3.9 The ES would comprise two volumes, volume 1 would set out the findings with respect to each of the environmental disciplines that have been examined as part of the EIA. Volume 2 would include all the supporting documents and technical appendices relating to the chapters. A Non-Technical Summary (NTS) of the ES (Volume 3) will also be produced and form a standalone document.

3.10 Overall, the information presented in the ES will be provided in accordance with Schedule 4 of the EIA Regulations and will include:

- A description of the Proposed Development;
- An outline of the main alternatives studied;
- A description of the aspects of the environment likely to be significantly affected by the Proposed Development;
- A description of the likely significant effects of the Proposed Development 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; and
- An indication of any difficulties encountered by the applicant in compiling the required information.

EIA Boundary

- 3.11 The geographical coverage of the EIA will be determined by a number of factors including:
- The physical extent of work;
 - The nature of the baseline environment, including the location of sensitive receptors;
 - The distance over which effects will be significant; and
 - The presence and type of “pathways” along which impacts may be spread.
- 3.12 Appendix 1a illustrates the Red Line Application Boundary. The EIA Site boundary shown on Appendix 1b represents the maximum extent of all temporary and permanent works (including primary mitigation) for the Proposed Scheme identified at this stage, during the project’s life cycle. As such, it is not necessarily the boundary upon which the technical assessments presented in the ES will be based. Where required, technical specific study areas (informed by relevant best practice and guidance) will also be used. The study area for data collection for each environmental topic / effect will be fully defined within the ES.

EIA Methodology

The introductory chapters of the ES will provide the following information:

- An introduction to the ES in a legislative and site specific context;
 - Description of the Site and Proposed Development;
 - Alternatives considered and project design evolution;
 - EIA methodology;
 - Construction methodology and programme;
 - Stakeholder engagement;
 - ES structure; and
 - Details of the EIA project team.
- 3.13 The EIA would assess both the construction and operational phases of the Proposed Development.
- 3.14 Each ES chapter would follow the headings set out below to ensure the final document is transparent, consistent and accessible.
- Introduction;
 - Legislative and Policy Context;
 - Assessment Methodology and Significance Criteria;
 - Baseline Conditions;
 - Identification and Evaluation of Key Effects;
 - Mitigation Measures;
 - Cumulative Effects;
 - Residual Effects; and,
 - Summary.

- 3.15 This is considered to be a robust approach and aligns with the 2017 EIA Regulations Each chapter sub-heading is explained in further detail below.

Introduction

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

Legislative and Policy Context

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

Assessment Methodology and Significance Criteria

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

Baseline Conditions

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

Identification and Evaluation of Likely Significant Effects

- 3.21 This section will identify the likely significant effects on the environment resulting from the Proposed Development.
- 3.22 The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the effects can be positive or negative. The criteria to be used in carrying out this process are detailed below. It should be noted that these tables provide a standardised set of criteria, which may not be applicable to all technical disciplines considered within the EIA. Where relevant, individual consultants may use a variation of the criteria and this will be clearly explained within the methodology of each chapter.
- 3.23 The assessments are to be based on the following scenarios:
- Scenario 1 – Baseline (existing Site as of November 2025)
 - Scenario 2 – Existing site (baseline) plus Proposed Development;
 - Scenario 3 – Existing site (baseline) with committed developments plus Proposed Development;

Prediction of Impact Magnitude

- 3.24 The methodology for determining the scale or magnitude of change caused by the impact is set out in Table 32.

Table 3-2 Methodology for Assessing Magnitude of Change

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

Prediction of Receptor Sensitivity

3.25 The sensitivity of a receptor is based on the relative importance of the receptor using the scale set out in Table 3-3

Table 3-3 Methodology for Determining Sensitivity

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

Assessment of Effect Significance

3.26 The effect significance will be calculated using the matrix in Table 3-4. This illustrates the interaction between impact magnitude and receptor sensitivity.

Table 3-4 Impact Significance Matrix

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

Mitigation Measures

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

Cumulative Effects

- 3.32 Two types of cumulative effect will be assessed:
- Type 1 - Cumulative effects are the interactions between effects of the construction and development works on a single receptor.
 - Type 2 - Cumulative effects are those that arise from incremental changes caused by other past, present or reasonably foreseeable actions together with the construction and development works.
- 3.33 An assessment of the cumulative effect of the Proposed Development and other committed developments within a defined radius of the Site, including those with recent Planning Permissions and reasonably foreseeable to come forward in the near future will be undertaken as part of the EIA.
- 3.34 There is no agreed / standard threshold for how far the assessment should go; therefore a professional judgement has been taken regarding which schemes to highlight, taking into consideration the surrounding context of the Site.
- 3.35 Where the construction of schemes is well progressed these will be treated as part of the baseline and not as committed developments.
- 3.36 Full details of the committed developments to be included as part of the cumulative effects assessment are set out at Appendix 2.

- 3.37 The Applicant seeks the agreement from the Local Authority to the scope of committed developments and invites guidance on any additional schemes not listed.

Residual Effects

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

4. Environmental Disciplines to be Scoped Out of the EIA

- 4.1 As part of the EIA process and based on the information available to date, there are a number of topics for which will not give rise to likely significant effects on the environment and therefore will not be considered within the ES.
- 4.2 A summary explanation for each discipline by each relevant technical consultant is given below with further information submitted listed within Appendix 3.
- 4.3 Table 4-11 provides a summary of the scoping exercise undertaken and what disciplines will be considered within the EIA and which are proposed to be scoped out of the EIA.

Table 4-1 Summary of Screening and Scoping Exercise

Dicipline	ES chapter	Non EIA Assesment	Consultant
Air Quality		✓	Buro Happold
Ground conditions		✓	Buro Happold
Flood risk and Drainage		✓	Buro Happold
Traffic and Transport		✓	Buro Happold
Noise and Vibration		✓	Buro Happold
Archeology		✓	GMAAS
Ecology		✓	Buro Happold
Heritage		✓	Deloitte
Socio-Economic		✓	Deloitte
Climate change	✓		Buro Happold
Townscape and Visual Impact	✓		Planit
Wind and Microclimate	✓		Burro Happold

Air Quality

- 4.4 The Proposed Development site is within the Greater Manchester Combined Authority (GMCA) Manchester Air Quality Management Area (AQMA), due to exceedances of national air quality objectives (AQO) for annual mean nitrogen dioxide (NO₂) and 24-hour mean particulate matter PM₁₀ concentrations. Baseline assessments show that monitored concentrations at representative roadside locations and Defra modelled background levels comply with AQOs for NO₂, PM₁₀, and PM_{2.5}.
- 4.5 Dust and particulate matter emissions produced during construction activities would be controlled through the implementation of a CEMP. This CEMP will be informed by the IAQM

Guidance on the Assessment of Dust from Demolition and Construction. Implementation of the mitigation measures will inherently ensure there is not likely to be any significant construction impact.

- 4.6 Emissions from non-road mobile machinery (NRMM) are determined to be ‘not significant’ as the IAQM construction guidance states that, with the application of suitable control measures and site management, exhaust emissions from on-site NRMM are “unlikely to make a significant impact on local air quality. In the vast majority of cases, they will not need to be quantitatively assessed”. It is therefore considered that likely effects of construction plant on local air quality would be ‘not significant’.
- 4.7 The proposed development is not considered likely to have any significant operational impacts from potential emissions associated with traffic and energy strategy due to there being no additional traffic movements and the Proposed Development is to use zero combustion emission the technology for heating and hot water provision. Furthermore, the Proposed Development is not anticipated to introduce any sensitive uses to annual or short-term exceedances of the relevant AQOS for NO₂, PM₁₀ or PM_{2.5}.
- 4.8 It is considered that the Proposed Development is unlikely to give rise to significant residual effects with respect to air quality during construction and operational phases. It is therefore proposed that air quality is scoped out of the EIA. A standalone air quality technical reports is to be submitted as part of the planning application.

Consultation

- 4.9 Currently, no formal consultation with the Environmental Health Officer at Manchester City Council (MCC) by Buro Happold has been undertaken in forming this brief. Consultation on Air Quality will be undertaken prior to the completion of any standalone technical air quality reports submitted as part of the planning application. Consultation with other stakeholders is not anticipated.

Rationale for Scoping Out

- 4.10 Dust and particulate matter emissions produced during construction activities would be controlled through the implementation of a CEMP, alongside suitable measures to control emissions from NRMM and effects are likely to be ‘not significant’.
- 4.11 The proposed development is not considered likely to have any significant operational impacts from potential emissions associated with traffic and energy strategy with no additional traffic movements and use of zero combustion emission the technology for heating and hot water provision.

Ground Conditions

- 4.12 A Phase I Desk Study (1044B-BHE-XX-XX-RP-CG-000001, revision P04) was undertaken by Buro Happold as part of the previous planning application for the redevelopment of MMU All Saints Library.
- 4.13 Existing and historical on-site use – Historical maps (earliest being 1851) show industrial activity has taken place on the site including terraced housing, a timber yard (1851), Carriage and Tramway depot (1893) and a school (1985). The site is currently occupied by the MMU All Saints Library.
- Existing and historical off-site use – The history surrounding the site include light industrial activity, commercial and residential housing.
 - UXO – A Detailed UXO Risk Assessment was obtained following an initial classification of moderate risk. The Detailed UXO Risk Assessment identified the

site as high risk with magnetometer survey required as part of any intrusive survey to reduce the risk to as low as reasonably possible (ALARP).

- Geoenvironmental conditions – A geological sequence of Made Ground overlying superficial deposits including Glacial Till (northeast) and Glaciofluvial Deposits (southwest). Manchester Marls and Chester Formation form the bedrock underlying the site.
- Preliminary Risk Assessment – The Phase I Desk Study concluded that no significant source-pathway-receptor linkages were identified on the site, with a highest risk of Moderate/Low identified for construction/investigation workers and degradation of water quality).

4.14 A ground investigation was undertaken by Geotechnical Engineering Limited in 2023 following recommendations in the Phase I Desk Study. The following conclusions were made in the Buro Happold GQRA (1044B-BHE-XX-XX-RP-CG-0002, revision P01) following receipt of the factual report.

- The investigation proved a geological sequence of Made Ground to a depth of 3.30m overlying superficial deposits (Glaciofluvial Deposits and Glacial Till). Depth to bedrock (Manchester Marls and Chester Formation) was proven between 10.50 – 16.55 mbgl.
- Post-fieldwork groundwater monitoring indicated the following groundwater levels
 - Made Ground / Glacial Till – 36mAOD
 - Glaciofluvial Deposits – 35-36mAOD
 - Manchester Marls / Chester Formation – 24-26mAOD
- Post-fieldwork gas monitoring indicated the ground gas regime can be characterised as Characteristic Situation (CS) 1.
- Soil chemical testing was undertaken, with no results exceeding the relevant commercial threshold. 1No. sample returned a positive identification for Asbestos Containing Material; however, was quantified at 0.005%, below the Hazardous Waste Threshold of 0.1%.
- No formal Remediation Strategy is required for the Site owing to the encountered ground conditions, proposed works and assessed risks. Construction activities should be managed appropriately in line with standard good practice and in line with the Buro Happold Earthworks Specification (1350B-BHE-XX-XX-SP-CG-000001, revision P01). The document covers guidance for dealing with any unforeseen contamination as well as validation documentation requirements.

Consultation

4.15 No consultation on ground conditions has been undertaken.

Rationale for Scoping Out

4.16 The Phase I Desk Study and GQRA defined the risks in relation to the redevelopment of the site on human health and the environment, including controlled waters.

4.17 The residual risks to construction/investigation workers and degradation of water quality can be adequately managed during construction through industry recognised standards and best practice measures.

- 4.18 Redevelopment of the site is unlikely to generate any significant ground conditions (including groundwater) related environmental effects.
- 4.19 The residual risks can be adequately managed so as not to cause unacceptable harm to human health, the built environment, ecology or controlled waters.
- 4.20 Based on the available data and assessments undertaken, it is considered that the residual risks and resultant effects are sufficiently well understood.
- 4.21 Based on the information currently available and assessments undertaken, it is likely that any residual effects associated with ground conditions and groundwater would be insignificant and can be mitigated through good construction practice / adherence to the Buro Happold Earthworks Specification.
- 4.22 On this basis, it is suggested that a full ground conditions chapter (including groundwater) is scoped out.

Flood Risk and Drainage

- 4.23 The nearest watercourse is the River Medlock, approximately 225m to the north-west of the site. This watercourse is classified as a Main River. The Environment Agency's Catchment Data Explorer (accessed 27th August 2025) confirms that the River Medlock, at the closest point to the site:
- Achieved Moderate Ecological Status when last assessed in 2022.
 - Was classified as not requiring assessment, for chemical status, when last assessed in 2022.
- 4.24 The Flood Maps for Planning, produced by the Environment Agency (EA) and accessed on 27th August 2025, confirm that:
- The site is located entirely within Flood Zone 1. By definition, the risk of flooding from rivers or the sea in Flood Zone 1 is classified as low, having an annual exceedance probability of 0.1% or 1 in 1,000 years.
 - The majority of the site is classified as having a Very Low probability of surface water flooding. There are areas of Low to High probability of flooding along the border of the site with All Saints Park. The risk identified will be managed as part of the drainage strategy, prepared for planning.
- 4.25 Record information obtained from United Utilities indicates that an extensive network of public sewers (several combined sewers and a surface water sewer), that are located within and / or immediately adjacent to the site. Topographical and utility survey information gathered at the site itself indicate the existing library is served by a private network of foul and surface water drains, which are anticipated to discharge into the surrounding sewer network.
- 4.26 Foul water from the existing buildings on the site is discharged to the local foul sewer network via pipework contained within the site boundary (as confirmed by surveys undertaken to date). There are no known issues associated with lack of capacity or operation of the existing foul water network. The risk of flooding from surcharge of the foul water system is therefore considered to be low.

Consultation

- 4.27 The project team held a consultation meeting on 31st July with Thomas Mawdsley and Matthew Sear of the MCC Flood Risk Management team (Lead Local Flood Authority) in which the parties agreed that:

- The drainage hierarchy has been applied.
- Agreement in principle obtained from United Utilities for the proposed retention of connection to public sewer.
- Minimum 50% betterment for reduction in runoff rate is provided for this brownfield site in line with the Manchester, Trafford and Salford Strategic FRA.
- SuDS measures are proposed including water quality features to mitigate surface water pollution risk and treat flows prior to discharge.

4.28 The project team held a consultation meeting on 4th August with Gary Jaundrell at United Utilities, who confirmed agreement in principle for the proposed drainage strategy including points of connection and of surface water discharge rates.

Rationale for Scoping Out

- 4.29 To minimise the potential environmental effects during construction activities, a Construction Environmental Management Plan (CEMP) in accordance with good practice guidance should be prepared. This should include good practice measures to manage potential contaminants such as dust and debris; sediment loads; accidental leaks of hazardous materials; oils and hydrocarbons; and leaks or breakages of the temporary sewerage system.
- 4.30 Both a drainage strategy and flood risk assessment will be prepared and submitted with the planning application. These documents will include measures to manage water quality, flood risk and to ensure that sewerage infrastructure capacity is not materially compromised during operation of the development.
- 4.31 With the above commitments in place, it is considered that there will unlikely be any significant adverse effects during the construction and operation of the proposed development. Therefore, it is proposed to scope water resources and flood risk out of the ES.

Traffic and Transport

- 4.32 Given that there is no new car parking proposed as part of the Proposed Development and that the Site is highly accessible, it is envisaged that once the development is complete and operational, the majority of person trips to and from the Site will be by public transport and other sustainable travel modes such as walking and cycling.
- 4.33 The proposals (when considered with the associated demolition of the existing library) do not give rise to an increase in development area and therefore are not expected to result in any increase in person trips.
- 4.34 The planning application will be supported by a standalone Transport Statement (TS), which will include sections on relevant transport policy, accessibility by all modes, and an assessment of the impact of the proposed development on the operation of the local highway network. The scope of this TS will be discussed and agreed in principle with highway officers at MCC during the pre-application discussions.
- 4.35 Based on the availability and capacity of public transport services in the local area, such as the high frequency bus corridor on Oxford Road, and proximity to Oxford Road train and Peter's Square Metrolink tram stations, and taking into account the implementation of travel planning measures as part of the existing site-wide Manchester Metropolitan University Travel Plan and the car-free proposals, the effect of the completed and operational development is not expected to give rise to significant traffic and transport effects on the transport networks.

Consultation

- 4.36 Currently no formal consultation has taken place with MCC Highways/Transport officers or TfGM on the latest proposals, but preliminary discussions have been held with MCC as part of the wider pre-application process.
- 4.37 A Scoping document has been prepared in relation to the proposed standalone Transport Statement that will be submitted as part of the planning application and will be consulted on prior to the submission.
- 4.38 Consideration has been given throughout to feedback received through consultation on earlier proposals.

Rationale for scoping out

- 4.39 Overall, it is not anticipated that there will be significant operational impacts in regard to traffic and transport as a result of the Proposed Development.
- 4.40 Whilst there may be temporary adverse impacts in relation to construction traffic, these will be appropriately managed through the Construction Environmental Management Plan (CEMP) in accordance with good practice guidance

Noise and Vibration

- 4.41 The development proposals are not expected to generate significant numbers of additional road traffic movements, therefore no greater than negligible operational traffic noise impacts are anticipated.
- 4.42 The development proposals are expected to include for the installation and reconfiguration of some mechanical plant items, these plant items will include suitable attenuation measures to avoid adverse impacts on nearby sensitive receptors.
- 4.43 Throughout the design, Manchester City Council Policy Team will be referred to as appropriate for guidance.
- 4.44 The BREEAM Pol 05 credit is also sought for the scheme and sets limiting plant noise criteria that is also in line with MCC policy.
- 4.45 Therefore, it is considered that there will not be any likely significant adverse effects during the operational phase of the development and therefore it is proposed to scope these out of the EIA.

Consultation

- 4.46 Throughout the design, Manchester City Council Policy Team will be referred to as appropriate for guidance.

Rationale for scoping out

- 4.47 On the basis of the above, it is considered unlikely that significant adverse effects should occur due to either construction or operational noise associated with the development. Any impacts can be successfully managed through following Manchester City Council local guidance and by containing relevant information in a CEMP.
- 4.48 Therefore, it is considered that there will not be any likely significant adverse effects during the construction and post-construction phases, and it is proposed to scope Noise and Vibration out of the EIA.

Ecology

- 4.49 This type of development (redevelopment of existing urban Site) is considered unlikely to increase indirect impacts to the wider area. Habitats onsite are of limited importance ecologically with only small areas of trees and hard standing.
- 4.50 An Ecological Impact Assessment (EcIA) will be carried out following the completion of the remaining ecological surveys including nocturnal surveys of the buildings with bat roosting potential and a biodiversity net gain (BNG) calculation for the Site will target a 10% net gain in line with local and national planning policy. The EcIA will confirm survey results and proposed mitigation measures to confirm that impacts on protected species (restricted to bats and nesting birds) will be avoided or adequately mitigated for.
- 4.51 A full EIA assessment for ecology is not considered necessary, as the Proposed Development does not meet criteria listed in Schedule 1 or 2 of the Regulations and does not lie within an ecologically sensitive area.
- 4.52 As such, ecology is proposed to be scoped out of the EIA.

Archeology

- 4.53 Historically, the area around what is now All Saints Park lay within the township of Chorlton-upon Medlock. The character of the area was transformed from an agricultural landscape after the late 18th Century by the rapid expansion of Manchester and, in the early 1790s, the Chorlton Hall estate was bought by local entrepreneurs with an intention to develop the land as a suburb to Manchester. The centrepiece of this development was to be a new square, known originally as Grosvenor Square and later as All Saints after the church that was built there in 1819-20. The site now occupied by All Saints Library is shown on the Ordnance Survey 1st Edition 1:1056 Town Plan of 1851 to have been in use largely as a timber yard, together with a terrace of commercial / residential properties fronting onto Oxford Road. The Ordnance Survey 1st Edition 1:500 Town Plan of 1891 shows the timber yard to have been redeveloped as the Manchester Carriage & Tramway Co Depot and a terrace of five double depth houses, although the tramway depot had been replaced with a school by the early 1920s.
- 4.54 The school and the terrace of houses were all cleared in the 1970s to enable the construction of the current All Saints Building.
- 4.55 In view of the previous development of the site, and especially the significant earth-moving works that will have been required to construct All Saints Library, the proposed redevelopment of the site will not have any impact on below-ground archaeological remains.

Consultation

- 4.56 Consultation was undertaken in 2023 (prior to the previous application in relation to redevelopment of the Site). In a letter from Ian Miller at GMAAS, dated 25th August 2023 it was confirmed they were *‘entirely satisfied that the proposed redevelopment of the site will not have any impact on below-ground archaeological remains and is pleased to advise that that no further consideration of archaeological matters to support a planning application is merited; GMAAS does not expect an archaeological desk-based assessment to be prepared in this instance’*.
- 4.57 The letter from GMAAS (see Appendix 3) has been appended.

Rationale for scoping out

- 4.58 The previous archeology assessment has concluded that the proposed redevelopment of the site will not have any impact on below-ground archaeological remains.
- 4.59 Therefore, there will be no likely significant effects in EIA terms arising from the Proposed Development.

Socio-Economic

- 4.60 The Site is already in use as a library. This is no longer fit for purpose, and the proposed Development would provide a modern purpose-built library and work-space for university students. The scale of the Proposed Development is not significantly different to the existing use of the Site, and would not be anticipated to accommodate significantly larger numbers of students.
- 4.61 Therefore, it is anticipated that not all of the jobs to be accommodated within the Proposed Development would be additional, having taken account of potential existing site uses. Furthermore, there is unlikely to be significant in the context of Manchester's City Core or indeed at a district level.
- 4.62 Given typical commuting patterns of city centre workers, a large share of employees would be expected to access social infrastructure near their place of residence, meaning that any additional pressures placed on services such as schools, GPs or dentists located close to the Site are unlikely to be significant in an EIA context.
- 4.63 Furthermore, given the Site's city centre location and Manchester's labour market catchment, employees would be expected to travel from a wide catchment area, with access to social infrastructure (e.g. schools, GPs, dentists) closer to their place of residence. As such, the proposed development is not anticipated to result in significant pressures on local social infrastructure.
- 4.64 Socio-economic effects are therefore unlikely to be significant and are therefore recommended to be scoped out.

Consultation

- 4.65 No consultation has been undertaken.

Rationale for Scoping Out

- 4.66 As noted above, it is not anticipated that the jobs to be created would be additional to those already accommodate don the Site in its existing use as a library.
- 4.67 Given typical commuting patterns of city centre workers, a large share of employees would be expected to access social infrastructure near their place of residence, meaning that any additional pressures placed on services such as schools, GPs or dentists located close to the Site are unlikely to be significant in an EIA context.
- 4.68 Socio-economic effects are therefore unlikely to be significant and are therefore recommended to be scoped out. As part of the Planning Application a standalone supporting Economic Benefits Statement will be provided.

Heritage

- 4.69 The potential impact on the historic environment has been considered in light of the Proposed Development. There are no listed buildings on the Site, nor does it sit within a Conservation Area, the nearest being the Whitworth Street Conservation Area c. 470m to

the north. However, the Site is located within 500m of 13 listed buildings. The Site does not contain any non-designated Heritage Assets.

- 4.70 Given the significant distance, the very limited visual relationship and the presence of Mancunian Way between the Site and majority of the heritage assets to the north, it is not considered that the Site forms part of the immediate setting of a majority of these assets.
- 4.71 However, the heritage assets closest to the Site towards the south and south-east (around the boundary of All Saints Park) would need greater consideration. These include the former Manchester Ear Hospital, the Roman Catholic Church of St Augustine, the Ormond Building, the Righton Building, the Grosvenor Building and the former town hall façade to the Mable Tylecote Building, all of which are Grade II listed. From our initial assessment the view where these assets and the Proposed Development would be intervisible are not considered significant, and development of the Site would not impede views of the assets along the extant historical streets in this area.

Consultation

- 4.72 No consultation on heritage has been undertaken

Rationale for Scoping Out

- 4.73 The impact of the proposals on the significance of the identified heritage assets is likely to be negligible to low and therefore does not warrant an Environmental Statement assessment and should be scoped out. However, a tightly scoped Heritage Assessment proportionate to the limited potential impact of the Proposed Development will be prepared as a stand-alone report.

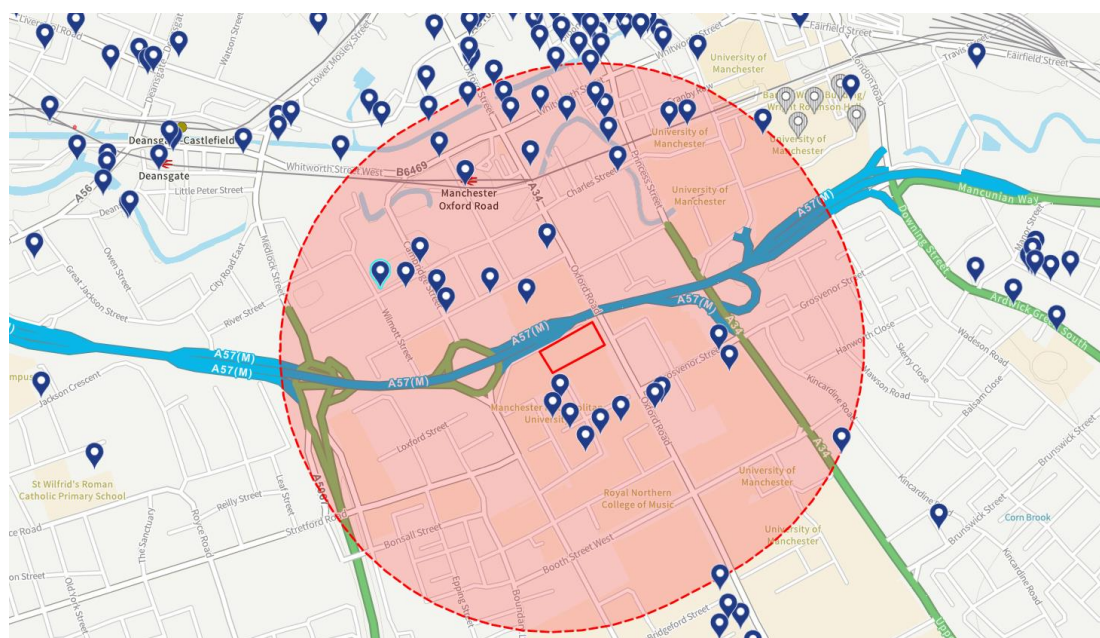


Figure 1: Heritage Assets with 500m buffer (Source: Historic England)

5. Environmental Statement Chapters

5.1 The list of proposed technical ES Chapters are set out as follows:

- Climate change;
- Wind Engineering; and,
- Townscape and Visual Impact.

Climate Change

Policy

National Planning Policy

5.2 The UK wide National Planning Policy Framework (NPPF) came into force in March 2012, and the latest update was published in December 2024.

5.3 Section 14 of the National Planning Policy Framework (NPPF) specifically addresses the challenge of climate change. It states that: ‘...New development should be planned for in ways that:

(a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and

(b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government’s policy for national technical standards.

5.4 IEMA (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance (2nd Edition) is the key guidance for assessing the impact of a project on climate change. It reflects the 2019 amendment to the UK’s legally binding Climate Change Act 2008 in response to the Paris Agreement, setting a new and challenging target to reduce UK GHG emissions to net zero by 2050, accounting for residual emissions which are offset. The guidance confirms that all emissions contribute to climate change, however specifically in the EIA context it provides relative significance descriptions to assist assessments. It sets out levels of significance which are not solely based on whether a project emits GHG emissions alone, but how the project makes a relative contribution towards achieving a science-based 1.5°C aligned transition towards net zero.

5.5 IEMA (2020) EIA Guide to: Climate Change Resilience & Adaptation provides guidance for considering the vulnerability of a project to climate change (climate change resilience). It provides a framework for the effective consideration of climate change resilience and adaptation in the EIA process.

- 5.6 RIBA (2021) RIBA 2030 Climate Challenge v2 has been developed by the Royal Institute of British Architects (RIBA), which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050.

Local Planning Policy

- 5.7 A Climate Emergency was declared by Manchester City Council on 10 July 2019, with the target to make Manchester carbon neutral by 2038. In March 2020, the Executive adopted the Manchester Climate Change Framework 2020- 2025. The five-year framework sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport.
- 5.8 The Places for Everyone Joint Development Plan (2024) is the document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. With respect to climate change and sustainability considerations, the following policies are included within the Places for Everyone Joint Development Plan.
- Policy JP-S2 Carbon and Energy - this policy states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including:
 - Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling;
 - Promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured;
 - Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities; and
 - Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree-planting and natural flood management techniques.
 - There is an expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable, be net zero carbon which applies:
 - from adoption– to regulated operational carbon emissions; and
 - from 2028 - to all emissions ‘in construction’.
 - From 2025 development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions. Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:
 - Minimise energy demand;
 - Maximise energy efficiency;
 - Use renewable energy;
 - Use low carbon energy; and
 - Utilise other energy sources.

- Policy JP-S4 Flood Risk and Water Environment - this policy states that Greater Manchester is located within a complex hydrological network that extends into surrounding districts and beyond. This means that individual areas cannot be viewed in isolation, as rainfall and activities in one place can have significant impacts on the water environment in other locations. Climate change is expected to significantly increase peak river flows and surface water run-off as a result of more intense rain events, potentially placing many more properties at risk in the future unless flood defences, drainage and run-off management are improved. A coordinated catchment-wide approach to all types of flood risk will be required to address these challenges and minimise potential harm to people and property, including actions upstream of Greater Manchester.
- Policy JP-P1 Sustainable Places – this policy states that the aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having key attributes that all development, wherever appropriate, should be consistent with. The list of attributes includes:
 - Resilient, capable of dealing with major environmental events
 - Adaptable, able to respond easily to varied and changing needs and technologies
 - Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained
 - Resource-efficient with:
 - low carbon footprint
 - Efficient use of land;
 - Minimised use of new materials;
 - High levels of recycling

5.9 The Manchester Core Strategy (2012) is the Adopted Development Plan for Manchester City Council. With respect to climate change and sustainability considerations, the following policies are included within the Manchester Local Plan Core Strategy (2012). Relevant extracts are provided below.

- Policy EN4 Reducing CO2 Emissions by Enabling Low & Zero Carbon Development – sets out requirements for development to ‘follow the principle of the Energy Hierarchy, being designed:
 - to reduce the need for energy through design features that provide passive heating, natural lighting and cooling.
 - to reduce the need for energy through energy efficient features such as improved insulation and glazing
 - to meet residual energy requirements through the use of low or zero carbon energy generating technologies’
- Policy EN5 Strategic Areas for low and zero carbon decentralised energy and infrastructure – sets out the following requirements:
 - for key developments to consider being part of or providing an anchor to a new local energy network.

- Within specific strategic areas (including the Oxford Street corridor) new development, regeneration and retrofit projects, will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans. The Council will work with all relevant stakeholders, which may include developers, landowners, residents, community groups, private sector partners, utilities companies, neighbouring authorities, and other public sector bodies, as appropriate, to bring forward such plans.
- Where investment or development is being undertaken into or adjacent to a public building/asset or district heating network, full consideration shall be given to the potential role that these can have in providing an anchor load within a decentralised energy network or in creating opportunities for CO2 reduction funded by contributions.
- Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies – sets a requirement for non-residential developments of over 1,000m2 to achieve a minimum performance target as shown in the table below unless this can be shown not to be viable. The policy states that ‘This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development’.
- Policy EN8 Adaptation to Climate Change – requires all new development ‘to be adaptable to climate change in terms of the design, layout, siting & function of both buildings & associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, this is not an exhaustive list:
 - Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rainwater permeability
 - Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways
 - The need to control overheating of buildings through passive design
 - The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation
- Policy EN14 Flood Risk – sets out that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding, taking account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA). The document outlines how new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Where applicable, proposals should take into account culverted rivers as outlined within the SFRA.

Consultation

5.10 No consultation has been undertaken to date or is proposed to be carried out for the purposes of the assessment, beyond that carried out through the EIA scoping process.

5.11 Completed Background Studies / Available Baseline Information

5.12 Historic average climatic conditions and projected climate conditions data relevant to the Site has been obtained from online sources.

Baseline Conditions

Current and Projected Climatic Conditions

- 5.13 Table 5-1 provides a summary of the current baseline climatic conditions, taken from the closest weather station, Woodford weather station, located circa 10 km south-east of the Site. The data provides historic average climatic conditions for 1991-2020, which is assumed to be representative of the baseline year of the assessment (i.e. 2025). The monthly mean minimum/maximum temperatures are calculated from the average of the daily maximum and daily minimum temperatures for each month.
- 5.14 On average, the warmest month was July and the coolest month was January; the wettest month was December and the driest month was March; and the sunniest month was June and the least sunny month was January.

Table 5-1 Summary of historic average climatic conditions for 1991-2020 taken from the Woodford Met Office monitoring station.

Month	Mean daily maximum temperature (degrees C)	Mean daily minimum temperature (degrees C)	Days of air frost (days)	Sunshine (hours)	Rainfall (mm)
January	7.71	1.07	8.82	45.09	77.00
February	7.92	1.40	8.44	76.06	60.48
March	10.13	2.42	5.53	103.86	52.53
April	13.01	4.13	2.40	151.19	55.81
May	16.25	7.05	0.28	179.27	56.21
June	18.93	9.55	0.00	179.53	64.61
July	20.66	11.81	0.00	157.07	80.19
August	20.24	11.64	0.00	144.97	79.73
September	17.56	9.51	0.07	137.66	76.09
October	13.84	6.78	1.01	94.70	91.69
November	9.96	3.35	4.11	62.62	77.08
December	7.47	1.15	9.29	53.08	96.98

- 5.15 The UK Climate Projections 2018 (UKCP18) (Met Office, 2018) provide the most up-to-date assessment of how the climate of the UK may change over the 21st century. UKCP18 uses Representative Concentration Pathways (RCPs), named according to the concentration of greenhouse gas modelled to occur in the atmosphere in 2100 under each pathway. There are four RCPs available in the UKCP18 climate projections: RCP 2.6, RCP 4.5, RCP 6.0 and RCP 8.5. In line with the IEMA EIA Guide to Climate Change Resilience and Adaptation (IEMA, 2020), RCP 8.5 has been used, which represents the most conservative, highest-

impact scenario. Table 5-2 summarises the projected summer and winter mean temperature and precipitation changes up to the 2090s for RCP 8.5.

Table 5-2 UKCP18 data for north west England RCP 8.5

Season	Variable	Time Period	Projected Change At		
			10th percentile	50th percentile	90th percentile
Winter	Mean temperature (°C)	2020 - 2039	0 to 1	0 to 1	1 to 2
		2040 - 2059	0 to 1	1 to 2	2 to 3
		2060 - 2079	0 to 1	2 to 3	3 to 4
		2080 – 2099	1 to 2	3 to 4	5 to 6
	Mean precipitation change (%)	2020 – 2039	-10 to 0	0 to 10	10 to 20
		2040 - 2059	-10 to 0	0 to 10	10 to 20
		2060 - 2079	-10 to 0	10 to 20	20 to 30
		2080 – 2099	-10 to 0	10 to 20	30 to 40
	Mean daily maximum temp change compared to 1981-2000	2020 - 2039	0 to 1	0 to 1	1 to 2
		2040 - 2059	0 to 1	1 to 2	2 to 3
		2060 - 2079	0 to 1	2 to 3	3 to 4
		2080 – 2099	1 to 2	3 to 4	5 to 6
	Mean daily minimum temp change compared to 1981-2000	2020 - 2039	-1 to 0	0 to 1	1 to 2
		2040 - 2059	0 to 1	1 to 2	2 to 3
		2060 - 2079	0 to 1	2 to 3	4 to 5
		2080 – 2099	1 to 2	3 to 4	5 to 6
Summer	Mean temperature (°C)	2020 - 2039	0 to 1	1 to 2	1 to 2
		2040 - 2059	0 to 1	1 to 2	3 to 4
		2060 - 2079	1 to 2	3 to 4	5 to 6
		2080 – 2099	2 to 3	4 to 5	7 to 8
	Mean precipitation change (%)	2020 - 2039	-30 to -20	-10 to 0	10 to 20
		2040 - 2059	-40 to -30	-20 to -10	0 to 10
		2060 – 2079	-50 to -40	-30 to -20	0 to 10
		2080 – 2099	-60 to -50	-40 to -30	-10 to 0
	Mean daily maximum temp	2020 - 2039	-1 to 0	1 to 2	2 to 3
		2040 - 2059	0 to 1	2 to 3	3 to 4

change compared to 1981-2000	2060 - 2079	1 to 2	3 to 4	5 to 6
	2080 – 2099	2 to 3	5 to 6	8+
Mean daily minimum temp change compared to 1981-2000	2020 - 2039	0 to 1	0 to 1	1 to 2
	2040 - 2059	0 to 1	1 to 2	2 to 3
	2060 - 2079	1 to 2	2 to 3	4 to 5
	2080 – 2099	2 to 3	4 to 5	6 to 7

Greenhouse Gas Emissions

5.16 The All Saints Library Building that currently occupies the Site is operational and generates greenhouse gas (GHG) emissions, including from operational energy use, water consumption, and vehicle trips. The GHG emissions associated with the existing Site will be estimated and reported in the baseline section of the Climate Change & GHG Emission ES chapter. Should the Proposed Development not come forward, it is assumed that the current uses on site would remain in place and operational for a period equivalent to the operational life of the Proposed Development

Scope of Assessment

Identification of Effect/s which are Not Significant

Table 5-3 Identification of Effect/s which are Not Significant

Effect	Receptor	Construction / Operation	Discussion
GHG emissions associated with waste generated by the Proposed Development during the operational phase.	The global atmosphere	Operation	The opportunities for design and construction decisions to significantly influence the reduction of GHG emissions associated with operational waste are low, as it is highly dependent on occupant behaviour and waste processing at the city scale by the Local Authority. The emissions associated with operational waste are also not expected to be material in scale, such that they could influence the overall significance of effects, and are therefore proposed to be scoped out. A Waste Management and Servicing Strategy is expected to be submitted alongside the planning application in due course. This will set out how physical and operational interventions will be adopted that follow the waste hierarchy.
GHG emissions associated with carbon sequestration of green infrastructure	The global atmosphere	Operation	GHG emissions associated with carbon sequestration from proposed green infrastructure would be low relative to the total GHG emissions over the life of the Proposed Development. Any new planting would also reduce the overall emissions from the Proposed Development, rather than increase them, and a 10% biodiversity net gain is targeted. On

Effect	Receptor	Construction / Operation	Discussion
			this basis, excluding carbon sequestration from the assessment is considered conservative and robust.
GHG emissions associated with the 'beyond building lifecycle' stage	The global atmosphere	N/A	This stage encompasses emissions associated with activities beyond the Site boundary and life cycle of the Proposed Development. This relates to the repurposing of discarded building elements or any energy recovered from beyond a project's lifecycle. The IEMA guidance states that "Certain life cycle modules (or stages) can be excluded if these exclusions are clearly highlighted and justified by the practitioner using professional judgement and in accordance with the materiality and cut-off guidance." Reliable information about how the components of the Proposed Development could potentially be repurposed following its demolition at the end of its life is not currently available. Given that this module (Module D) lies outside the Proposed Development's lifecycle and only covers GHG emissions that could potentially be avoided as a result of repurposing of discarded materials, it is considered that the proposed assessment of the project's lifecycle emissions (Modules A to C) (only) comprises a conservative assessment. On this basis, consideration of Module D is proposed to be excluded from the scope of the assessment.

5.17 Identification of Effect/s which are Likely to be Significant

Effect	Receptor	Construction / Operation
Embodied carbon associated with the product stage (lifecycle stages A1 (raw material supply), A2 (Transport) and A3 (Manufacturing))	The global atmosphere	Construction
Embodied carbon associated with the construction process stage (lifecycle stages A4 (transport) and A5 (construction and installation))	The global atmosphere	Construction
Embodied carbon associated with the in-use stage (lifecycle stage B1 (use), B2 (maintenance), B3 (repair), B4 (replacement) and B5 (refurbishment))	The global atmosphere	Operation
GHG emissions associated with operational energy (lifecycle stage B6)	The global atmosphere	Operation
GHG emissions associated with operational water (lifecycle stage B7)	The global atmosphere	Operation

GHG emissions associated with the end-of-life stage (lifecycle stage C1-C4)	The global atmosphere	Operation
GHG emissions associated with operational transport	The global atmosphere	Operation

Assessment Methodology for Likely Significant Effects

Baseline data

Greenhouse Gas Emissions

- 5.18 The Site's current use generates greenhouse gas (GHG) emissions. The GHG emissions associated with the existing Site will be estimated and reported in the baseline section of the Climate Change & GHG Emission ES chapter. Where data on current energy use is available, this will be used to inform the current baseline scenario. Where current energy use is not available, estimates will be made based on floor area and appropriate benchmarks (i.e., Chartered Institute of Building Service Engineers (CIBSE) Energy Benchmarking Dashboard) and converted to GHG emissions using Department for Energy Security and Net Zero (DESNZ) greenhouse gas reporting: conversion factors 2025. Baseline emissions from operational transport will be estimated by taking baseline trip data provided by the project Transport Consultants, Buro Happold, and applying DESNZ carbon factors and trip distance assumptions. Similarly, baseline emissions from operational water use will be assessed based on available data. Industry benchmarks and DESNZ carbon factors would be used where necessary.
- 5.19 The future baseline scenario would consider how the GHG emissions associated with the Site are likely to change in the future, should the Proposed Development not come forward, based on a time period equivalent to the design life of the Proposed Development. Should the Proposed Development not come forward, it is assumed that the current uses on site would remain in place and operational during this time period. The future baseline GHG emissions will be calculated based on this assumption and taking into account future grid decarbonisation predictions, incorporated in the DESNZ conversion factors.
- 5.20 The receptor for greenhouse gas emission impacts is the global atmosphere.

Climate Change Resilience & Adaptation

- 5.21 Historic average climatic conditions and projected climate conditions data relevant to the Site has been obtained from online sources to inform the assessment.

Method of assessment

Greenhouse Gas Emissions

- 5.22 The GHG emissions impact assessment will be reported in the main body of the Climate Change & Greenhouse Gas Emissions ES chapter.
- 5.23 There is currently no standard methodology for quantifying GHG emissions within EIA. However, best practice will be drawn from guidance documents, including:
- EIA Guide to Assessing GHG Emissions and Evaluating their Significance (IEMA, 2022);
 - Royal Institute of Chartered Surveyors (RICS) Whole Life Carbon Assessment for the Built Environment (2023) (effective from 2024); and

- BS EN 15978:2011 Sustainability of construction works. Assessment of environmental performance of buildings. Calculation method.

- 5.24 A reference study period (RSP) of 60 years is proposed, as per the principles outlined in BS EN 15978. This is based on the typical expected service life of a building. The total estimated GHG emissions will be estimated over a period of 60 years from the start of the in-use stage.
- 5.25 The GHG emissions sources that will be assessed will align with the lifecycle stages / modules within BS EN 15978, with building elements included as per the guidance within the RICS Whole Life Carbon Assessment for the Built Environment (2023) guidance ('the RICS Guidance 2023'). Figure 1.1 shows the stages of a lifecycle GHG emissions assessment, taken from the RICS Guidance 2023, based on the lifecycle stages set out in EN 15643:2021, EN 15978.

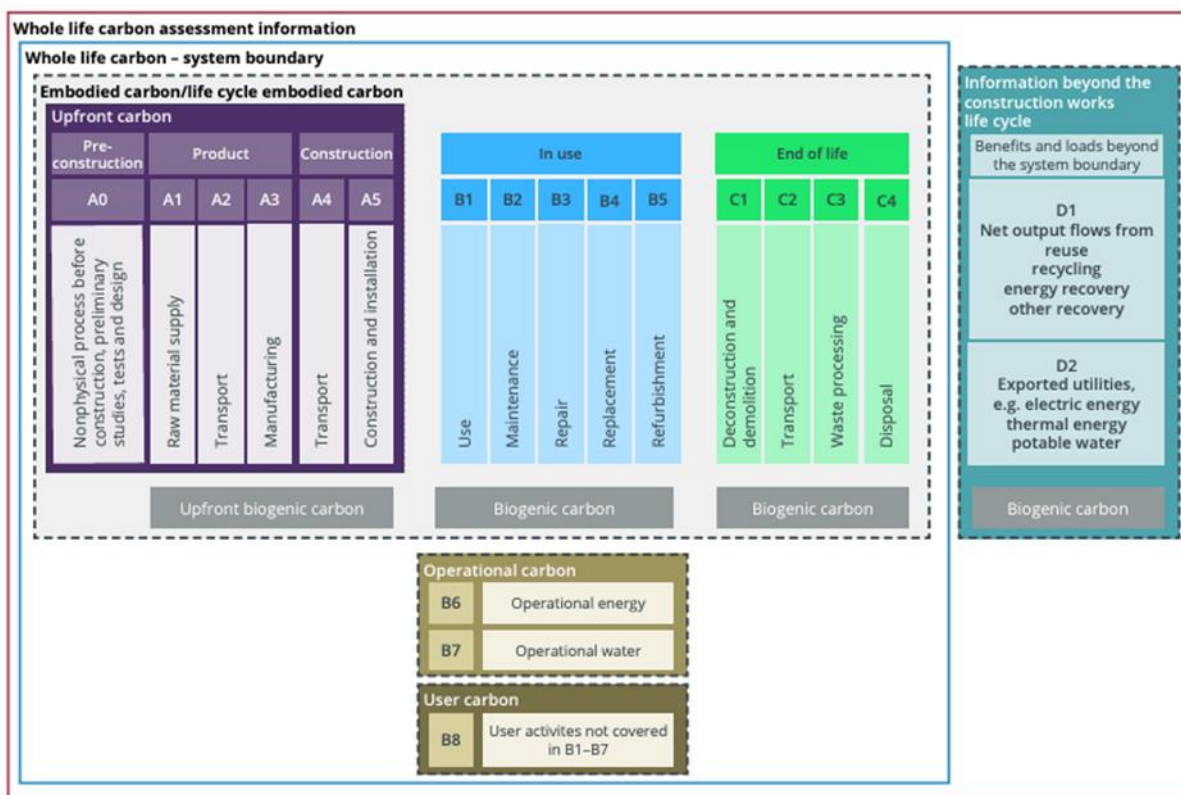


Figure 5-1 Whole life Carbon Assessment Information (Source RICS 2023)

- 5.26 The following lifecycle stages would be assessed in the ES chapter:
- A1-A3 Product stage;
 - A4-A5 Construction process stage;
 - B1-B5 In-use stage;
 - B6 Operational energy;
 - B7 Operational water;
 - Operational transport; and
 - C1-C4 End of Life Stage.

- 5.27 Appropriate published industry benchmarks will be used in combination with the proposed floorspace quanta and other proposed scheme information, to estimate the embodied GHG emissions associated with the construction stage, and the in-use and end of life stages.
- 5.28 Where information is available from the project sustainability and energy consultants on likely operational energy, and utilities engineers on likely operational water, DESNZ carbon emissions factors will be applied to this data to determine GHG emissions from these sources. Where this information is not available, appropriate published benchmarks will be used in combination with the proposed floorspace quanta and other proposed scheme information, to estimate the GHG emissions.
- 5.29 GHG emissions associated with vehicles travelling to and from the Proposed Development during the operational stage will be estimated by applying a DESNZ emissions factor for average vehicle use, to anticipated trip data provided by the project transport consultant, and an indicative trip distance figures. These emissions factors include wheel to tank emissions, as well as tail pipe emissions.
- 5.30 The ES chapter will provide a summary of the GHG emissions from each module/lifecycle stage across the 60-year RSP. The future baseline GHG emissions will be subtracted from the Proposed Development's GHG emissions to calculate the net GHG emissions, which will also be summarised in the chapter.

Climate Change Resilience and Adaptation

- 5.31 The effects of climate change on the Proposed Development and its users will be reported in a Climate Change Resilience Risk Assessment (CCRA), which will be provided as an appendix to the Climate Change & GHG Emissions ES Chapter. This will be completed in line with the Institute of Environmental Management and Assessment (IEMA) EIA Guide to Climate Change Resilience and Adaptation (IEMA, 2020). The assessment would be reported in the form of a risk assessment, rather than an assessment of effect significance, in line with advice provided in the IEMA guidance.
- 5.32 The Report will include the following:
- Review of relevant legislation and policy;
 - Review and interpretation of Met Office UK Climate Projections 2018 (UKCP18) data;
 - Identification of hazards and associated risks to the Proposed Development due to climate change;
 - Proposed mitigation measures; and
 - Assessment of residual risks to the Proposed Development.
- 5.33 The variables that will be assessed in the UKCP climate data include changes in temperature and precipitation. Qualitative changes in other variables, such as snow and wind will also be considered. The future projections will be assessed based on timescales equivalent to the anticipated design life of the Proposed Development and based on Relative Concentration Pathway 8.5 (RCP 8.5). RCP8.5 assumes more than 4°C warming above pre-industrial levels and is the most severe pathway. This approach is therefore considered conservative.
- 5.34 To ensure the assessment is comprehensive, the list of hazards set out in the C40 Cities Climate Change Risk Assessment Guidance (C40 Cities, 2017) will be considered. Hazards that are not relevant to the Site will be scoped out with justification provided.

Standard Methodology

Greenhouse Gas Emissions

- 5.35 Specific criteria for assessing the significance of GHG emissions effects are provided in the IEMA (2022) Guidance on Assessing GHG Emissions. The assessment of significance will be undertaken in line with these criteria.
- 5.36 The guidance also recommends that the context of the project's carbon footprint is determined to establish whether the project supports or undermines a trajectory towards net zero. This can help decision makers in their evaluation of the effects of the proposals. The estimated net GHG emissions will be considered in the context of both the UK National Carbon Budgets and the Tyndall Centre recommended energy only carbon budgets for Manchester City.

GHG emission impacts and resulting effects are global.

- 5.37 In line with the IEMA (2022) guidance, the sensitivity of the receptor (i.e., the global atmosphere) in relation to GHG emissions is always considered to be 'high'. The magnitude of the impact would be linked to the volume of GHG emissions produced. However, in accordance with the IEMA Guidance, it is not considered necessary to determine the sensitivity of the receptor or the magnitude of the impact in order to assess the significance of the effects of GHG emissions.
- 5.38 Therefore, as is standard practice, the Standard Methodology for Assessing Magnitude of Change (Chapter 3, Table 3-2), for Determining Sensitivity (Chapter 3, Table 3-3) and Effect Significance Matrix (Chapter 3, Table 3-4), are not applicable.

Climate Change Resilience & Adaptation

- 5.39 The IEMA Resilience & Adaptation Guidance (2020) advises that the assessment of climate change resilience and adaptation is generally better suited to a risk assessment type process than a traditional EIA 'determination of significance'. A Climate Change Resilience Risk Assessment (CCRA) is therefore proposed, based on risk assessment approach, comprising a consideration of the probability and consequence of hazards on the proposed development, taking into account the effects of climate change. Receptor sensitivity, impact magnitude and effect significance will not be considered.

Scenarios Tested

- Scenario 1: Existing site in the context of existing surroundings (baseline)
- Scenario 2: Proposed Development in the context of existing surroundings (Proposed Development)

Supporting Commentary (Scenarios)

- 5.40 The atmospheric concentration of GHGs and the resulting effects on climate change are affected by all sources (anything emitting GHG) and sinks (anything absorbing GHG) globally, anthropogenic and otherwise. As GHG emission impacts and resulting effects are global rather than affecting one localised area, the approach to cumulative effects assessment for GHGs differs from that for many EIA topics where only projects within a geographically bounded study area would be included. As such, as stated in the IEMA Guidance, effects of GHG emissions from specific cumulative schemes should not be individually assessed, as there is no basis for selecting any particular (or more than one) cumulative project that has GHG emissions for assessment over any other. The Guidance goes on to advise that the contextualisation of GHG emissions should incorporate by its

nature the cumulative contributions of other GHG sources which make up that context. As part of this assessment, an inter-development cumulative effects assessment will not be undertaken on a specific cumulative scheme basis; however, the Proposed Development's GHG emissions will be considered in the context of both the UK national carbon budgets and the Tyndall Centre recommended energy only carbon budgets for Manchester City. As such, the cumulative contributions of other GHG sources that make up the national and local contexts will be considered within the assessment. On this basis assessment of Scenario 3 is not necessary.

Limitations and Assumptions

- 5.41 In instances where full scheme information is unavailable, to calculate the GHG emissions associated with the construction and operation of the Proposed Development, appropriate carbon benchmarks, based on floor area and building use, will be sourced from relevant industry publications. These benchmarks will be conservative and are considered the best available methods of estimating GHG emissions given the information available.

Wind Engineering

Legislative and Policy Context

National Planning Policy Framework (NPPF)

- 5.42 There are no national codes of practice or legislative policies relating to the assessment of environmental wind flows in the built environment.
- 5.43 The UK wide National Planning Policy Framework (NPPF) came into force in March 2012, and the latest update was published in December 2024. There are no national planning policies directly relating to wind microclimate issues; however, the benefits of a high quality built environment are emphasised in the NPPF. An example of this is presented in paragraph 135: "...using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit...".
- 5.44 The impact of environmental wind on pedestrian spaces and the subsequent suitability of these spaces for planned usage are described by the Lawson Comfort Criteria (LCC), which are recognised by Local Planning Authorities (LPAs) as a suitable benchmark for wind assessments. LCC has been applied in the wind assessment of the Proposed Development.

Manchester City Council (MCC)

- 5.45 Several local authorities provide planning guidance for tall buildings, recommending that a microclimate assessment be performed. The definition of tall buildings within these documents varies, but typically includes any buildings which are significantly higher than their neighbours. Manchester City Council (MCC) refers to the design of tall buildings, for example potential effects on microclimate that can be avoided. Reference can be found in Manchester's Local Development Framework, Core Strategy Development Plan Document, July 2012.
- 5.46 Policy EN2 - states that "Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline", and "By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions

for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment”.

- 5.47 Furthermore, Objective 6 (Environment) states in paragraph 12.6 that development in Manchester will be expected to follow seven design principles, including “Quality of the public realm: a place with attractive, and successful outdoor areas”.
- 5.48 This scoping report considers the above, the massing impact on the local conditions that may be experienced by users of the external areas around and within the site. Due to its size, location close to the park and nearby building heights the Proposed Development is not considered a tall building.

Completed Background Studies / Available Baseline Information

- 5.49 The site is bound to the east by Oxford Road, to the north by the Mancunian Way, Manchester Metropolitan University’s Faculty of Business and Law to the west, and All Saints Park to the south.
- 5.50 The existing site comprises the All Saints Library Building, a seven-storey brick building, currently used as a library facility for students and staff of Manchester Metropolitan University (MMU).

Baseline Conditions

- 5.51 For the site an initial desktop assessment was completed using Manchester Airport wind data. Prevailing winds throughout the year are from the south and southwest with westerly winds in summer and northeasterly winds in spring. It is important to note the less frequent but higher speeds winds to the west and northeast in spring/summer as this could impact comfortability of terraces and seating areas.
- 5.52 For the EIA statement using CFD analysis the Manchester Airport data will be translated to the MMU site accounting for wind and topographical changes.

Scope of Assessment

- 5.53 The investigation of suitable conditions for the planned activities with the introduction of the proposed development to the site will involve a combination of statistical models of meteorological wind frequencies and computational fluid dynamics simulations for each wind direction. This approach aims to assess exceedances at comfort category thresholds using the Lawson Comfort Criteria (LCC). The LDDC standard approach will be used to categorise the corresponding comfort and safety levels.

Table 5-4

Effect	Receptor	Construction/Operation	Discussion
Wind Acceleration around the tallest building, funnelling	People walking around the buildings	During operation	A wind assessment will be carried out as some of the buildings are above 30m high and taller than the surrounding buildings. We proposed to use Computational Fluid Dynamics assessments via a virtual wind tunnel.

Baseline Data

- 5.54 Base line data consist of zmapping information of the existing surroundings topography, landscape and existing buildings and activities

5.55 Wind frequency from Manchester airport for the last 20 years that will be translated to site.

Method of Assessment

Technical Scope

5.56 There are no national codes of practice or legislative policies relating to the assessment of environmental wind flows in the built environment. The impact of environmental wind on pedestrian spaces and the subsequent suitability of these spaces for planned usage are described by the Lawson Comfort Criteria (LCC), which are recognised by local planning authorities as a suitable benchmark for wind assessments. The LCC will be applied in the wind assessment for the Proposed Development.

5.57 The closest and most suitable wind data provided by the Met Office will be obtained and a Wind Frequency Analysis will be completed. This will be applied to the quantitative assessment of the wind effects likely to occur due to the inclusion of the proposed buildings. The CFD assessment will be used to assess the wind microclimate of the Site and its surroundings and will include topographical and geometrical data will be used.

5.58 A CFD assessment will be carried out based on a RANS simulation. The RANS simulations do not model the effects of gusts, however, a mathematical approximation will be used to account for it. The use of CFD is accurate for the assessment of pedestrian comfort and safety.

5.59 The evaluation criteria that will be used will be based on the LCC to assess the level of comfort for both existing sensitive receptors and new residential uses and public routes and spaces proposed as part of the Proposed Development from which the following will be undertaken:

Baseline Assessment

5.60 In the current context, the existing site is surrounded mainly by the Mancunian Way road, University Buildings, the park and Commercial areas. Subject to prevailing wind directions there may be wind acceleration over the existing site depending on existing landscaping.

Construction Assessment

5.61 Temporal effects will change depending on the phase of construction. Due consideration will be given to the temporary hoarding, during the construction phase to reduce wind acceleration on site.

Operational Assessment

5.62 New buildings associated with the Proposed Development could generate wind acceleration at ground level, which could cause discomfort to pedestrians (e.g. along public routes and within areas of public realm). The exposed nature of parts of the Proposed Development will have the potential to generate wind acceleration which could have adverse impacts on sensitive receptors.

Standard methodology

5.63 The standard methodology for assessing the significance of the environmental impact, as set out in Chapter 4 of this Report, will be used to assess.

Scenarios Tested

5.64 Scenario 1: Existing site in the context of existing surroundings (baseline)

- 5.65 Scenario 2: Proposed Development in the context of existing surroundings (Proposed Development)
- 5.66 Scenario 3: Proposed Development in the context of future existing surroundings (cumulative).

Supporting Commentary (Scenarios)

- 5.67 Scenario 2b: Proposed Development in the context of existing surroundings (Proposed Development) with mitigation
- 5.68 This will be included if any safety or comfort issues are raised that need to be addressed.

Limitations and Assumptions

- 5.69 Wind predictions are based on statistical wind meteorological data for a 20 year period, mean factors are calculated based on the datum. However, singular exceptional events can take place where windier conditions can occur.

Townscape and Visual Impact

- 5.70 This report outlines the scope of the Townscape and Visual Impact Assessment (TVIA) for the proposed development.
- 5.71 The assessment will evaluate the project's potential impacts on the townscape character and visual amenity of the surrounding area, considering both construction and operational phases.
- 5.72 The assessment will be conducted by Planit-IE Ltd, adhering to the Guidelines for Landscape & Visual Impact Assessment (GLVIA 3, 2013) and relevant Landscape Institute guidance.

Legislative and Policy Context

- 5.73 The TVIA will consider relevant legislation, including the European Landscape Convention (Article 1), and national planning policies as outlined in the National Planning Policy Framework (NPPF, 2024). Emphasis will be placed on the NPPF's objectives for sustainable development (economic, social, and environmental), particularly the importance of good design (NPPF Section 12) and the conservation of the historic environment (NPPF Section 16).
- 5.74 Relevant Manchester Local Development Framework policies (Core Strategy and Development Plan Document, 2012) will also be considered, including those relating to design principles, tall buildings, heritage, green infrastructure, and high-density development.

Baseline Conditions

- 5.75 A baseline assessment has been initiated, including a site visit (August 2025), fieldwork mapping (conservation areas, heritage assets, etc.), visibility assessments (GLVIA methodology), and photographic surveys. The site is located on Oxford Road, adjacent to the Mancunian Way and All Saints Park, surrounded by MMU buildings (some listed). The area features a mix of land uses, building heights (2-8 storeys), and significant green spaces (All Saints Park, Gartside Gardens). Oxford Road is a key pedestrian and cycling route.

Scope of Report

Identification of Effect/s which are Not Significant

5.76 The following effects are considered non-significant and will be excluded from the detailed assessment: minor site level changes and the replacement of the existing library with a similar university faculty use.

Table 5-5 Non Significant Effects

Effect	Change to site levels	Applicable Development Phase (C / O)	C/O	Receptor	Topography/Site Levels
Discussion of Effect					
Likely minor modification of existing site levels anticipated immediately around the Proposed Development – no major remodelling of ground levels and profile anticipated.					
Mitigation Committed to in order to Avoid or Reduce Effect					
Primary Mitigation - Scheme designed to minimise level changes and facilitate access to All Saints Park, Street frontage and surrounding University campus.					
Concluding Statement					
Due to the likely low sensitivity of the receptor (ground levels already subject to considerable change within the area) and the likely negligible/ minor magnitude of change envisaged, this receptor is scoped out of the assessment.					

Effect	Potential changes to Land Use within the Site	Applicable Development Phase (C / O)	C/O	Receptor	Land Uses
Discussion of Effect					
The proposed scheme replaces 'like for like', an existing Library faculty use within the University Campus, and All Saints Park will continue to be a local, public green space.					
Mitigation Committed to in order to Avoid or Reduce Effect					
n/a					
Concluding Statement					
There is no direct impact to this receptor type as proposed uses are consistent with the existing Site. The sensitivity of the receptor is likely to be low (uses already present on Site) and the likely negligible/ minor magnitude of change envisaged, this receptor is scoped out of the assessment.					

Identification of Effect/s which are Likely to be Significant.

5.77 The following sensitive receptors have been identified and will be considered within the assessment:

- Changes to townscape character areas.
- Changes to urban grain.
- Changes to building heights.
- Changes to movement and linkages.
- Changes to environmental designations and public open space.
- Changes to site character.
- Changes to the character and amenity of views (detailed below).

Table 5-6 Likely Significant Effects

Effect	Receptor	Applicable Development Phase (C / O)
Changes to townscape character areas within the site context. Consolidation of existing university campus character.	The Site and wider townscape character areas.	[C / O]
Changes to urban grain. Consolidation of street frontage and structure of university complex.	The Site (direct effect) and local site context (potential indirect effect).	[C / O]
Changes to building heights. Proposed height in keeping with prominent Oxford Road frontage.	The Site (direct effect) and local site context (potential indirect effect).	[C / O]
Changes to movement and linkages as a townscape effect. The Proposed Development fits with and enhances the existing pedestrian and vehicular route network.	The Site (direct effect) and routes within local site context (potential indirect effect).	[C / O]
Changes to environmental designations and public open space Proposed development enhances pedestrian realm, public spaces and park environment.	The Site (direct effect) and routes within local site context (potential indirect effect).	[C / O]
Changes to site character	The Site.	[C / O]

Effect	Receptor	Applicable Development Phase (C / O)
Supports development of the wider university campus – addresses existing poor site conditions.		
Changes to the character and amenity of views	Representative views shown in below figures: Viewpoints and described in the table below.	[C / O]

Key Viewpoints

- 5.78 Seven representative viewpoints have been selected to illustrate potential visual impacts (see Figure 0-3).
- 5.79 These viewpoints were chosen based on a viewshed analysis (Figure 0-2), considering factors such as proximity to the site, number of potential viewers, and the presence of heritage assets.
- 5.80 Photomontages will be produced by Virtual Planit, in accordance with the Landscape Institute's Technical Guidance Note 06/09 (2019) *Visual Representation of Development Proposals*¹, to illustrate the potential visual impacts.

Table 5-7 Viewpoint assessment

Viewpoints	Rationale for selection
Viewpoint 1: View from corner of Oxford Road/ Grosvenor Street Junction looking north over All Saints Park. Within setting of Grade II Listed Former Grosvenor Picture Palace and Former Town Hall.	Open view over park and Site beyond – key pedestrian crossing point with high number of viewers. The Proposed Development will be viewed as part of the overall park setting and in context of the surrounding heritage buildings.
Viewpoint 2: View from pedestrian footpath within All Saints Park looking north to Site. Within setting of Grade II listed Osmond, Righton & Grosvenor Buildings.	Framed view through centre of park and over seating area – potentially high number of viewers where views out are part of the visitor experience. Proposed building will form a backdrop the view.
Viewpoint 3: View from footway on eastern side of Oxford Road adjacent to bus stops and public entrance plaza to St Peters House and University Green.	Mid-range framed view along Oxford Road corridor, with potentially high number of viewers at main faculty building entrance. Proposed building likely to be prominent within the view as a landmark structure on the road corridor.
Viewpoint 4: View from footway on eastern side of Oxford Road looking south - adjacent to	Close range view from Oxford Road looking past the elevated Mancunian Way, with the Proposed building prominent on the road frontage.

¹ Landscape Institute Technical Guidance Note 06/09 (2019). *Visual Representation of Development Proposals*. [Online] accessed via: <https://www.landscapeinstitute.org/visualisation/>.

Viewpoints	Rationale for selection
Manchester Technology Centre and Circle Square entrances.	Potentially very high number of viewers on this popular pedestrian route to the City Centre.
Viewpoint 5: View from footway on junction of Oxford Road/ Whitworth Street looking south - adjacent to Grade II* Listed Former Refuge Assurance Company Offices & Grade II Listed Palace Theatre.	Mid-range framed view along Oxford Road corridor with a potentially high number of viewers at this main crossing point. Views here are focussed along the roadway, with the Proposed building forming a new, taller frontage element. View is part of the context of adjacent heritage buildings.
Viewpoint 6: View from footway adjacent to Cambridge Street Junction & Mancunian Way looking east to Site.	Open view from edge of the Mancunian Way with the Proposed building forming a prominent new structure on the inner ring road frontage. Potentially very high number of viewers on the major junction and ring road.
Viewpoint 7: View from pedestrian walkway/ green verge adjacent to Mancroft Walk looking west to Site.	Open view from edge of the Mancunian Way with the Proposed building forming a prominent new structure on the inner ring road frontage. Potentially very high number of viewers on the major junction and ring road.

Assessment Methodology

- 5.81 The assessment will employ a structured methodology, using tabulated data where possible. It will integrate desk-based studies, field surveys, and professional judgment.
- 5.82 The significance of impacts will be determined using a matrix considering both magnitude (major, moderate, minor, negligible) and sensitivity (high, medium, low) of receptors (Table 5.9). Effects greater than moderate will be considered significant under EIA Regulations (2017). A cumulative assessment will consider existing and committed developments within a 250m radius

Scenarios

- 5.83 The Townscape and Visual Impact Assessment will be carried out with reference to the Guidelines for Landscape & Visual Impact Assessment, 3rd Edition, 2013 (referred to hereafter as “the Guidelines”)² by Planit-IE Ltd, a registered practice of the Landscape Institute with considerable experience in landscape and visual assessment.

Assessment Criteria

- 5.84 Three scenarios will be assessed:
- Scenario 1: Existing conditions (August 2025).
 - Scenario 2: Existing conditions + Proposed Development.
 - Scenario 3: Scenario 2 + Cumulative Development.

² Landscape Institute and IEMA, (2013). Guidelines for Landscape & Visual Impact Assessment, 3rd Edition. Routledge.

Table 5-8 Receptors

Sensitivity	Examples of receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character or is of international or national importance.
Medium	The receptor/resource has moderate capacity to absorb change without significantly altering its present character or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or no local importance.

Table 5-9 Magnitude of Impact

Magnitude of Impact	Criteria for assessing impact
Major	Total loss or major/substantial alteration to key element/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstance/situation.
Negligible	The proposals will cause a barely perceptible change or contrast to townscape characteristics or the view.

Table 5-10 Impact Significance

Magnitude	High	Sensitivity Medium	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major Adverse/Beneficial	Moderate Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Minor Adverse/Beneficial	Minor Adverse/Beneficial	Not Significant
Negligible	Not Significant	Not Significant	Not Significant

Google Viewshed Plan



Indicates a 36m tall structure located on the Oxford Road Frontage
Green shading indicates potential visibility in the surrounding context.

Proposed Viewpoints

1. View from corner of Oxford Road/ Grosvenor Street Junction looking north over All Saints Park. Within setting of Grade II Listed Former Grosvenor Picture Palace and Former Town Hall.
2. View from pedestrian footpath within All Saints Park looking north to Site. Within setting of Grade II listed Osmond, Righton & Grosvenor Buildings.
3. View from footway on eastern side of Oxford Road adjacent to bus stops and public entrance plaza to St Peters House and University Green.
4. View from footway on eastern side of Oxford Road looking south - adjacent to Manchester Technology Centre and Circle Square entrances.
5. View from footway on junction of Oxford Road/ Whitworth Street looking south - adjacent to Grade II* Listed Former Refuge Assurance Company Offices & Grade II Listed Palace Theatre.
6. View from footway adjacent to Cambridge Street Junction & Mancunian Way looking east to Site.
7. View from pedestrian walkway/ green verge adjacent to Mancroft Walk looking west to Site.

Figure 0-2 Viewshed Analysis

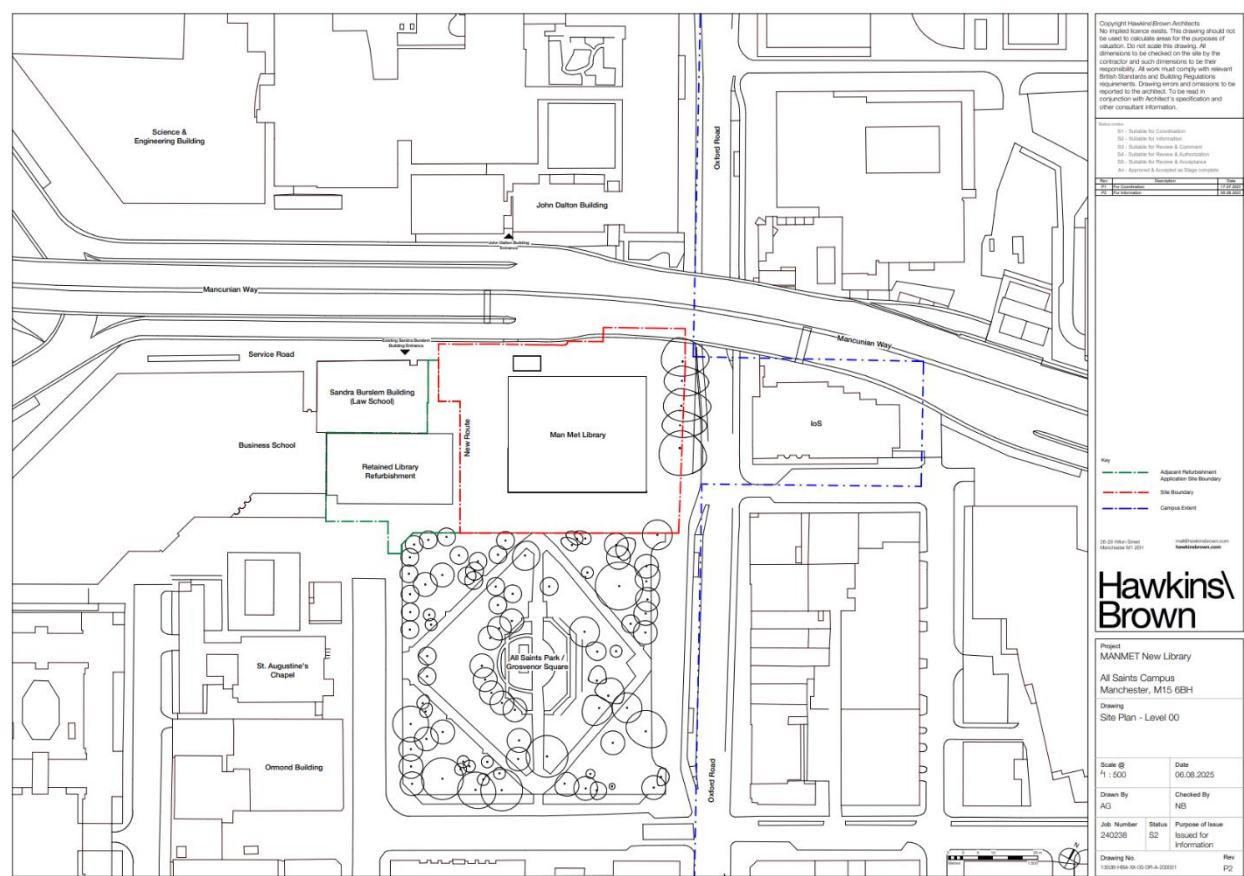
Limitations and Assumptions

5.85 This scoping report outlines a co

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Appendix 1b EIA Boundary



Appendix 2 Committed and Reasonably Foreseeable Developments

A number of sites within a 0.25 km radius of the Site benefit from extant Planning Permission, are currently under consideration by the Local Planning Authority, or have been announced within via official plans and masterplans. These are set out in Table 0-4 below.

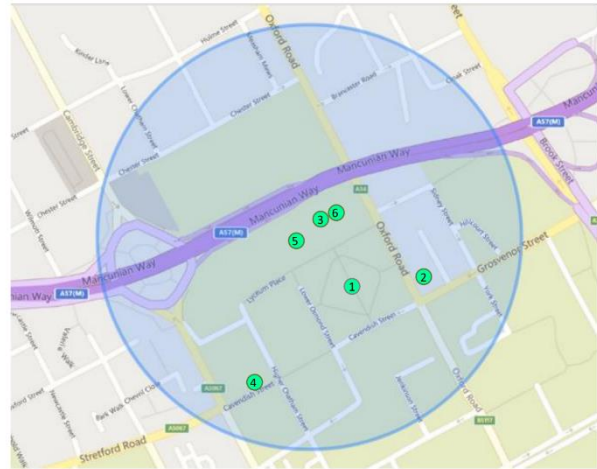
Committed Developments within a 0.25 km radius of the Site as in August

	Name	LPA Planning Ref.	Description of Development	Distance from Site (metres)	Application Status
Baseline Developments					
1	All Saints Park	128485/FO/2020	Full Planning Permission for the refurbishment and expansion of All Saints Park public realm and surrounding streets including flexible use for temporary events, activities and pop-up retail (Use Classes E(a) and E(b)) facilities; works to include: the demolition of targeted areas of the existing stone wall and railings; removal of three existing trees and replacement tree planting and soft landscaping; installation of new drainage scheme; installation of lighting columns, wayfinding signage and other street furniture; provision of a	0 m	Original application approved 02.06.2021. Subsequent Discharge of Condition applications (Application Refs. CDN/23/0099; CDN/23/0191; CDN/24/1051; and CDN/25/0236) submitted to implement works related to Phase 1a only.

			redesigned memorial garden; provision of cycle parking and accessible car parking bays; highways and servicing access works, including the closure of parts of Higher Ormond Street, Lower Ormond Street and Cavendish Street to traffic through a stopping-up order; and, associated works.		
Cumulative Developments					
2	137 Oxford Road	140735/FO/2024	Erection of single storey roof extension to create Purpose Built Student Accommodation (Use Class Sui Generis) comprising 20no bedspaces, with commercial Class E at ground floor, together with elevational alterations, and other associated works.	128 m	CUMULATIVE Planning application approved in December 2024. Works on-site have not commenced and no conditions have been discharged.
3	All Saints 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.	0m	N/A – application will not be implemented. Application approved 16.02.2024. Non-Material Amendment application approved 23.05.2024. Discharge of Condition 4 application withdrawn 28.03.2024.
4	Cambridge Halls	142888/FO/2025	Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground,	180m	CUMULATIVE

			plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works.		EIA scoping opinion issued 07.04.2025 (EIASCO/25/002). Planning application submitted 05.06.2025, currently pending determination.
6	MMU Library – Demolition Application	N/A pending validation	Full planning permission for demolition and partial retention of All Saints Library	0m	CUMULATIVE at time of proposed main library development
Reasonably Forseeable Developments					
5	MMU Library – All Saints West Refurbishment	N/A (to be submitted in November 2025)	Full planning permission for refurbishment of remaining element of All Saints Library and adjacent Sandra Burslem Building facade following proposed demolition works.	0m	CUMULATIVE at time of proposed main library development

- 250m buffer
- ① All Saints Park
- ② 137 Oxford Road
- ③ All Saints Library
- ④ Cambridge Halls
- ⑤ MMU Library - All Saints West Refurbishment
- ⑥ MMU Library – Demolition



Appendix 3 Supporting Information/ Background Studies

As part of the EIA process and based on the information available to date, there are a number of topics for which will not give rise to likely significant effects on the environment and therefore will not be considered within the ES. Further supporting information prepared in relation to these are appended, and listed below.

Ground Conditions

Completed Background Studies / Available Baseline Information

The table below illustrates the completed Background Studies / Available Baseline Information in respect to Ground Conditions.

Table 1 Completed Background Studies / Available Baseline Information

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Geoenvironmental Desk Study Report	Prepared by Burro Happold 1044B-BHE-XX-XX-RP-CG-000001, Revision P04	26 October 2023
Generic Quantitative Risk Assessment	Prepared by Burro Happold 1044B-BHE-XX-XX-RP-CG-0002, revision P01	3 July 2024
Specification for Earthworks	Prepared by Burro Happold 1350B-BHE-XX-XX-SP-CG-000001, revision P01	12 June 2025
Ground Investigation Report	Prepared by Geo-technical Engineering Limited Report Ref: 37567	01 November 2023
Ground Investigation Report	Prepared by Geo-technical Engineering Limited Report Ref: 37757	07 December 2023

Archaeology

Completed Background Studies / Available Baseline Information

The table below illustrates the completed Background Studies / Available Baseline Information in respect to Archaeology.

Table 2 Completed Background Studies / Available Baseline Information

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
All Saints Library, Archaeology	Advice form GMAAS in relation to the All Saints Site	25 August 2023



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GMAAS
Greater Manchester Archaeological Advisory Service

Greater Manchester Archaeological Advisory Service
School of Environment & Life Sciences
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Salford M5 4WX

Helen Hatcher
Senior Project Manager
Capital Development
Bridgwater House
Manchester Metropolitan University
7th floor
58-60 Whitworth Street
Manchester M1 6LT

Date: 25th August 2023

Dear Helen

RE: All Saints Library, MMU, Manchester: Archaeology

Many thanks for consulting with the Greater Manchester Archaeological Advisory Service (GMAAS) at an early stage in the application process for the proposed redevelopment of All Saints Library in All Saints Park, Manchester. Having consulted all our records, including the Greater Manchester Historic Environment Record, I am pleased to confirm that there are no sites of archaeological interest within the boundary of the proposed development area.

Historically, the area around what is now All Saints Park lay within the township of Chorlton-upon-Medlock, known formerly as Chorlton Row, and originally simply as Chorlton. The character of the area was transformed from an agricultural landscape after the late 18th century by the rapid expansion of Manchester and, in the early 1790s, the Chorlton Hall estate was bought by local entrepreneurs with an intention to develop the land as a suburb to Manchester. The centrepiece of this development was to be a new square, known originally as Grosvenor Square and later as All Saints after the church that was built there in 1819-20. The site now occupied by All Saints Library is shown on the Ordnance Survey 1st Edition 1:1056 Town Plan of 1851 to have been in use largely as a timber yard, together with a terrace of commercial / residential properties fronting onto Oxford Road. The Ordnance Survey 1st Edition 1:500 Town Plan of 1891 shows the timber yard to have been redeveloped as the Manchester Carriage & Tramway Co Depot and a terrace of five double-depth houses, although the tramway depot had been replaced with a school by the early 1920s. The school and the terrace of houses were all cleared in the 1970s to enable the construction of the current All Saints Building.

In view of the previous development of the site, and especially the significant earth-moving works that will have been required to construct All Saints Library, GMAAS is entirely satisfied that the proposed redevelopment of the site will not have any impact on below-ground archaeological remains and is pleased to advise that that no further consideration of archaeological matters to support a planning application is merited; GMAAS does not expect an archaeological desk-based assessment to be prepared in this instance.



GMAAS, The University of Salford, Peel Building
www.salford.ac.uk email: [REDACTED]

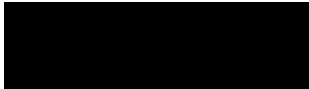


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The advice provided above does not extend to the historic built environment. Whilst All Saints Library is neither a designated nor non-designated heritage asset, and does not lie within a conservation area, there are numerous listed buildings in the immediate vicinity. These include the former Manchester Ear Hospital, the Roman Catholic Church of St Augustine, the Ormond Building, the Righton Building, the Grosvenor Building and the former town hall façade to the Mable Tylecote Building, all of which are Grade II listed. The potential harm of any new development to the setting of these designated heritage assets will need to be considered in a heritage statement.

Yours sincerely



Ian Miller
Heritage Management Director (Archaeology)
Tel: 