



MANCHESTER
CITY COUNCIL

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29th July 2025

Via Email Only

Our reference: SOUTH/EIA/RENO

Dear Eleanor,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) (ENGLAND) REGULATIONS 2017**

**FORMAL SCREENING OPINION FOR ENVIRONMENTAL IMPACT
ASSESSMENT 'SCREENING' UNDER PART 2 REGULATION 6**

PROPOSED DEVELOPMENT: The development of approximately 212 residential units. Draft proposals for the scheme comprise 6 residential blocks comprising 1 ten-storey building, 3 buildings of five to six storeys, 1 building of four to five storeys, and a block of seven three-storey town houses. The proposals include the demolition of seven existing terraced residential properties.

SCREENING OPINION ADOPTED BY MANCHESTER CITY COUNCIL

Following the submission of the request for a Screening Opinion for the above proposed development received on the 9th July 2025, the Council has assessed the submission in respect of the above regulations in order to come to a formal EIA screening opinion.

In coming to a formal opinion on whether an Environmental Impact Assessment (EIA) is required to support the proposed development, Manchester City Council, as Local Planning Authority, has taken into account the Nexus screening request dated 9th July 2025; and the red line boundary submitted for the Council's consideration.

The submitted screening request sets out that the proposed development falls under Schedule 2 Paragraph 10 (b) and is the reason that the proposed development is being screened.

Having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The site is located to the south of Manchester City Centre within Moss Side.

To the north of the site on the opposite side of Moss Lane East is the Heineken Brewery. To the east, on the opposite side of Barnhill Street, lies an area of hardstanding which has been used for storage and commercial purposes and, beyond that, is the West Indian Sports & Social Club (WISSC). To the south are residential uses, including the newly constructed 'The Clockworks' apartment building opposite Raby Street. The site currently comprises open land, along with a row of seven terraced dwellings off Barnhill Street. The open part of the site was previously occupied by residential and commercial properties. These were demolished and the site has largely been vacant since. One of the now demolished properties was home to the Reno Club, an important focal point for the city's Afro-Caribbean community. The remains of the club were excavated in 2017. There are a small number of mature trees on site, while other vegetation is limited.

The site is not located within a Conservation Area, nor is it located within a sensitive area. The site is located within Flood Zone 2, parts of the site are subject to low, medium and high surface water.

There are no designated or non-designated heritage assets located within the site. The closest listed buildings are: Westwood Cottages (c. 20m to curtilage c. 38m to buildings). The reference to the findings of GMAAS with regards to the archaeological interest of buildings demolished on site is noted.

The site is not situated within an ecologically designated site.

The proposal is for the development of approximately 212 residential units including the demolition of seven existing terraced residential properties. There are no committed development of scale in close proximity that would give potential for cumulative impacts to arise that would warrant consideration of this proposal through an Environmental Impact Assessment.

There would be some temporary environmental effects during construction, but this is not likely to be long term. There are no likely significant long-term impacts in terms of noise, waste, flooding, land contamination, highways, archaeology, ecology or complex construction. Given the nature, scale and location of the

proposal, the impacts of the development would not be significant in terms of the receiving environment and existing land uses.

It is concluded that this development would have some impact on the surrounding area. However, it has been judged that these would not be significant to warrant a formal Environmental Impact Assessment. Therefore, the opinion of the City Council, as Local Planning Authority, is that an Environmental Impact Assessment is not required in this instance.

This screening opinion relates to the requirements of an Environmental Impact Assessment only.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'D J Jones', written in a cursive style.

Derek Jones

Strategic Planning and Project Lead