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UNITED KINGDOM

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Project/File: 333100047/A3

Development Management

Planning, Licensing and Building Control
Growth and Development Directorate
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sir/Madam,

RE: ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REQUEST IN RELATION TO THE DEMOLITION OF PLOTS C, D, G, H AND I WITHIN THE GREY MARE LANE ESTATE, BESWICK, MANCHESTER

On behalf of our client, One Manchester Limited ('the Applicant'), Stantec UK Ltd hereby submits a request to Manchester City Council ('the Council') for a formal Environmental Impact Assessment ('EIA') Screening Opinion in relation to the proposed demolition of the residential buildings on Plots C, D, G, H and I within the Grey Mare Lane Estate ('GMLE'), Beswick, Manchester ('the Site').

This request is pursuant to Regulation 6 of the Town and Country Planning (EIA) Regulations 2017 (as amended) (hereafter referred to as 'the EIA Regulations'). Its purpose is to ascertain whether, in the opinion of the Council, an EIA is required for proposed demolition at the Site.

Accompanying Information

In accordance with Regulation 6(2) of the EIA Regulations this letter contains:

- a) a plan sufficient to identify the land;*
- b) a description of the development, including in particular—*
 - (i) a description of the physical characteristics of the development and, where relevant, of demolition works;*
 - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*
- c) a description of the aspects of the environment likely to be significantly affected by the development;*
- d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—*
 - (i) the expected residues and emissions and the production of waste, where relevant; and*
 - (ii) the use of natural resources, in particular soil, land, water and biodiversity; and*
- e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.*

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This letter should also be read in conjunction with the following documents and plans which have been submitted to the Council in support of the prior approval application for the proposed development:

- Location Plan – Demolition (drawing no. GMLNE-BUT-XX-XX-DR-A-01200-P03)
- Existing Site Plan – Plot C (drawing no. GMLNE-BUT-XX-XX-DR-A-01201-P03)
- Existing Site Plan – Plot D (drawing no. GMLNE-BUT-XX-XX-DR-A-01202-P03)
- Existing Site Plan – Plot G and H (drawing no. GMLNE-BUT-XX-XX-DR-A-01203-P03)
- Existing Site Plan – Plot I (drawing no. GMLNE-BUT-XX-XX-DR-A-01204-P03)
- Demolition Plan – Plot C (drawing no. GMLNE-BUT-XX-XX-DR-A-01211-P03)
- Demolition Plan – Plot D (drawing no. GMLNE-BUT-XX-XX-DR-A-01212-P03)
- Demolition Plan – Plot G and H (drawing no. GMLNE-BUT-XX-XX-DR-A-01213-P03)
- Demolition Plan – Plot I (drawing no. GMLNE-BUT-XX-XX-DR-A-01214-P03)
- Post Demolition Plan – Plot C (drawing no. GMLNE-BUT-XX-XX-DR-A-01221-P03)
- Post Demolition Plan – Plot D (drawing no. GMLNE-BUT-XX-XX-DR-A-01222-P03)
- Post Demolition Plan – Plot G and H (drawing no. GMLNE-BUT-XX-XX-DR-A-01223-P03)
- Post Demolition Plan – Plot I (drawing no. GMLNE-BUT-XX-XX-DR-A-01224-P03)
- Arboricultural Impact Assessment prepared by Pennine Ecological in relation to Plots C, D, G, H and I
- Arboricultural Method Statement prepared by Pennine Ecological in relation to Plots C, D, G, H and I
- Preliminary Roost Assessment for Bats prepared by Pennine Ecological in relation to Plots C, D, G, H and I
- Demolition Method Statement prepared by Stantec

Requirements for EIA

To determine whether the proposed development is 'EIA development', regard must be had to the EIA Regulations and Planning Practice Guidance. Considerations of particular relevance are set out below.

EIA Regulations

EIA development is defined by the EIA Regulations as development likely to have significant effects on the environment by virtue of factors such as its nature, size, or location.

EIA development falls into two Schedules of the EIA Regulations: EIA is mandatory for developments listed within Schedule 1 and Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

In deciding whether a Schedule 2 development is EIA development, Regulation 5(4) states:

Where a relevant planning authority or the Secretary of State has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority or Secretary of State must take into account in making that decision—

- (a) any information provided by the applicant;*
- (b) the results of any relevant EU environmental assessment which are reasonably available to the relevant planning authority or the Secretary of State; and*

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(c) such of the selection criteria set out in Schedule 3 as are relevant to the development.

The selection criteria specified in paragraphs 1 to 3 of Schedule 3 of the EIA Regulations refer respectively to the characteristics of the development, the location of the development and the characteristics of the potential impact. Schedule 3 selection criteria and how they relate to the proposed development at the Site are detailed below.

Planning Practice Guidance

The demolition of a building is considered a 'building operation' and falls within the definition of development in the Town and Country Planning Act 1990. Planning permission is generally required, therefore, with limited exceptions. Part 11 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 grants permitted development rights for demolition, subject to conditions. A developer may need to apply to the local planning authority, for example, for a determination as to whether they will require prior approval for the method of demolition.

The European Court of Justice has made it clear that demolition works are capable of constituting a 'project' within the meaning of the Environmental Impact Assessment Directive and can therefore be subject to Environmental Impact Assessment. Local planning authorities will need to consider whether demolition projects are likely to have significant environmental effects and require a screening opinion to be issued (paragraph: 016 Reference ID: 4-016-20170728).

Site and Surroundings

The Site comprises five plots of residential land located either side of Grey Mare Lane in Beswick. The Site extends to approximately 4,205 sq.m (0.42 ha) in size. Below, we look at each of the plots in turn.

Plot C

Plot C comprises two pieces of residential land which total c.770 sq.m in size. The plot is bound by Pratt Walk to the north, Rouse Close and a car park associated with the Church of the Resurrection & St Barnabas to the east, cleared land to the south and Turnpike Walk to the west.

The plot is occupied by two terraces situated parallel to each other, each with three dwellings (six dwellings in total). The dwellings are two storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (on the first floor). Each dwelling has a porch on the principal elevation and a private garden to the rear. The gardens are enclosed by a red brick wall. Several bushes/small trees are located within the curtilage of the dwellings. Randall Walk separates the two terraces. All of the dwellings are vacant.

The area surrounding Plot C is predominantly characterised by low rise residential development with an area of hardstanding to the north, the Church of the Resurrection & St Barnabas and a convenience store to the east and a grassy area to the west.

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As identified in the accompanying Arboricultural Impact Assessment (AIA), there are 2no. trees within Plot C (Category C and U), one of which will be removed to facilitate the demolition and the other is to be retained.

Plot D

Plot D comprises flats 1-19 and maisonettes 101-119 at Newcombe Close and is c.935 sq.m in size. The generally rectangular shaped plot is bound by Newcombe Close to the north and east, Hopedale Close to the south and a footpath extending the full length of the flats/maisonettes to the west.

The plot is occupied by nine flats and ten maisonettes, with the maisonettes located on top of the ground floor flats forming one linear residential block. The northernmost ground floor unit includes a former newsagent. The residential block is three storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (on upper floors). All of the flats and maisonettes have their own front door, and the maisonettes are accessed via a communal walkway at first floor level on the principal elevation. A staircase is located at the centre of the residential block which provides access to the communal walkway. At the northern end of Plot D, a ramp to the rear of the residential block provides a secondary access to this communal walkway. The ground floor flats benefit from direct access to a shared private greenspace at the rear which is enclosed by railings and shrubbery. All of the flats and maisonettes as well as the newsagent are vacant.

The area surrounding Plot D is predominantly characterised by low rise residential development besides a vacant plot of land located on Grey Mare Lane to the east.

The AIA confirms that there are 3no. trees (2no. Category B and 1no Category C) and 1no. group of trees (Category C) located on, or directly adjacent to Plot D.

Plot G

Plot G is located at the corner of Grey Mare Lane and Howarth Close and is approximately 930 sq.m in size. The plot is bound by Howarth Close to the north, Penfair Close and terraced housing to the east, Hornsea Walk to the south and Grey Mare Lane to the west.

The plot is occupied by two residential blocks, one fronting onto Howarth Close and the other Grey Mare Lane. The former includes six flats and six maisonettes, with the maisonettes located on top of the flats as with Plot D. A ramp is situated at the corner of Howarth Close and Penfair Close and provides access to the communal walkway serving the maisonettes on the first floor. This raised walkway continues around the corner onto Grey Mare Lane and serves those maisonettes too. The residential block fronting onto Grey Mare Lane has been split into two for demolition purposes but it in fact stretches as far south as Sledmere Close. That part of the residential block north of Hornsea Walk forms part of Plot G whilst the section to the south forms part of Plot H (see below).

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The area of the residential block north of Hornsea Walk comprises five flats and six maisonettes¹. Both the residential blocks within Plot G are three storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (on upper floors). The ground floor flats along Howarth Close front directly onto the pavement whilst those on Grey Mare Lane each benefit from a small private amenity area to the front of the property as well as a narrow garden to the rear. Plot G also includes the greenspace between and to the rear of the two residential blocks. All the dwellings within Plot G are vacant.

The area surrounding Plot G is predominantly characterised by low rise residential development except for the land on the opposite side of Howarth Close which is occupied by Mary D's Beamish Bar and associated car park and a couple of hot-food takeaways. Moreover, the land on the opposite side of Grey Mare Lane is vacant.

Plot H

Plot H comprises two residential blocks, one fronting onto Grey Mare Lane (that section south of Hornsea Walk) and the other Sledmere Close. The residential block fronting onto Grey Mare Lane includes six flats and six maisonettes. The ground floor flats each benefit from private front and rear gardens and the maisonettes are accessed via a raised walkway on the principal elevation. Sheltered steps leading up to the raised walkway are situated at the corner of Grey Mare Lane and Sledmere Close as well as a bin store.

The residential block situated along Sledmere Close includes six flats and six maisonettes. The flats are accessible via the front and rear whilst the raised walkway which provides access to the maisonettes is located on the rear elevation. These maisonettes use the same sheltered steps to access the raised walkway as those on Plot G. The ground floor flats benefit from semi-private greenspace fronting onto Sledmere Close (the greenspace itself is fenced off to the public albeit there are no fences partitioning the space for each dwelling). Both the residential blocks within Plot H are three storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (at upper floors). All of the dwellings within Plot H are vacant.

The area surrounding Plot H is predominantly characterised by low rise residential development besides a convenience store and associated car park located to the south west.

There are 12no. trees located within Plots G and H – all of which will be retained.

Plot I

Plot I is located to the south of Sledmere Close in Beswick and includes three irregularly shaped parcels of residential land. Plot I is bound by Sledmere Close to the north, residential development to the east,

¹ This includes the maisonette directly above Hornsea Walk.

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school grounds associated with St Brigid's R.C. Primary School to the south and further residential development to the west.

The plot is occupied by two low-rise apartment blocks each containing six flats as well as semi-detached dwellings (4 and 6 Sledmere Close). Both the apartment blocks and dwellings are two storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (at first floor) albeit each of the apartment blocks also contain circulation space at their centre with a brown brick finish. Each dwelling has a porch on the principal elevation. All of the dwellings within Plot I are vacant.

The area surrounding Plot I is predominantly characterised by low rise residential development except for St Brigid's Roman Catholic Church and R.C. Primary School located to the south.

The AIA confirms that all of the trees located within or directly adjacent to Plot I will be retained.

Environmental Designations

The Site does not include or form part of the setting of any designated or non-designated heritage assets. The nearest designated heritage assets to the Site are a cluster of Grade II listed structures associated with the Ashton Canal located approximately 540m to the north of Plot D (the northernmost demolition plot). These include Lock Number 6, Bridge Number 9, Lock Number 7, and Ashton Canal Lock Keepers Cottage. Philips Park is the nearest Registered Park and Garden, located approximately 600m to the north of Plot D. Clayton Hall moated site is the nearest scheduled monument, located approximately 1.1km to the east of Plot I (the easternmost demolition plot).

The Site is not affected by any ecological or landscape designations aside from being located within the outer SSSI Impact Risk Zone for Rochdale Canal SSSI and Hollinwood Branch Canal SSSI. All of the plots are located within Flood Zone 1 on the Environment Agency's Flood Map for Planning. Ashton New Road (A662) to the north and Alan Turing Way (A6010) to the east of the Grey Mare Lane Estate form part of the Manchester Air Quality Management Area.

Proposed Development

The proposed development includes the demolition of all the residential units on Plots C, D, G, H and I within the GMLE as well as the removal of 2no. trees and 1no group of trees which are necessary to facilitate the demolition works. The demolition works are required to facilitate the redevelopment of the plots and support the wider regeneration plans for the estate.

A planning application will be submitted in due course for the Applicant's wider redevelopment proposals for the estate. The demolition works have been separated from the forthcoming planning application to enable this phase of development can take place first.

The location of the residential units to be demolished is edged in red on the Location Plan - Demolition and the Demolition Plans for each respective plot. The trees required for removal are shown in the accompanying Arboricultural Impact Assessment on the Demolition Plans for each plot. The Arboricultural Method Statement submitted as part of this application sets out a number of measures

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which, if applied, will mitigate against any negative impacts brought about by demolition on retained trees.

Stantec has prepared a high level Demolition Method Statement which details the equipment to be used to demolish the buildings, the operations to be undertaken, including details of the intentions relating to waste removal, together with confirmation that adequate precautions would be undertaken as required. It should be noted that a demolition contractor has not yet been appointed and so a detailed Demolition Method Statement is not available at this stage.

The restoration works proposed post-demolition are shown on the Post Demolition Plans for each plot. The buildings would be demolished down to slab with hardstanding and turf removed. Following demolition, the plots will be secured by a 1.8m high weld mesh fence. A separate fencing application will be submitted in this respect.

Moreover, the forthcoming residential planning application will include significant replacement tree planting.

The demolition works are anticipated to take 26 weeks.

Committed Development

A review of committed and pending planning applications within 1km of the Site that warrant further consideration in the EIA screening process due to their scale, nature and potential for cumulative impacts include:

- 143097/FO/2025: Erection of a two storey structure with flexible commercial uses (Use Classes E(a), E(b), and Sui Generis (p, q, and r) at ground and first floor, with associated access arrangements, WC, landscaping, lighting, signage, and other associated works including external seating areas. Approved July 2025.
- 142453/FO/2025: Erection of a six storey building to form 82 residential dwellings (Use Class C3a) with associated landscaping, car parking and boundary treatment. Awaiting decision.
- 142350/P14J/2025: Installation of roof mounted solar photovoltaic modules on Etihad Stadium. Approved May 2025.
- 141951/FO/2025: Erection of new pumphouse building and gas meter. Approved May 2025.
- 142222/FO/2025: Extension to administrative suite to provide classrooms, extension to entrance, re-roofing works and provision of mini-bus arrival drop off, car and mini-bus parking and the provision of additional overspill and events parking. Awaiting decision.
- 141869/FO/2025: Erection of 1no. industrial unit (Class B2) with associated parking and external works. Awaiting decision. Application relates to the same site as application ref. 139122/FO/2024 (see below).
- 141847/FO/2025: Temporary permission for the installation of 11 padel courts; inclusion of a reception area facility and ancillary beverage use, car and cycle parking, internal lighting and

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associated infrastructure. Approved April 2025. An application to discharge pre-commencement conditions was approved and refused in July 2025 (CDN/25/0417).

- 139122/FO/2024: Erection of 7no. Class B2/B8 industrial/warehouse units with associated parking and external works. Awaiting decision.
- 141212/FO/2024: Installation of ground mounted solar PV modules. Approved December 2024. An application to discharge pre-commencement conditions is yet to be submitted.
- 140211/DEM/2024: Prior Approval for demolition of 6 residential properties at 2-12 Cairn Walk. Approved July 2024. These properties have now been demolished.
- 138987/FO/2024: Erection of a two storey side extension to former bank to form training facility with associated earthworks, landscaping, boundary treatment, parking and access. Approved April 2024. Pre-commencement conditions are being discharged.
- 139333/DEM/2024: Prior approval for the demolition of a residential building at 4 Turnpike Walk. Approved March 2024. This building has now been demolished.
- 136763/FO/2023: Alterations to the Etihad Stadium North Stand and adjoining land to provide an overall increase in Stadium capacity, hospitality, and concourse facilities available for use both during and outside of event days, an ancillary TV Studio (Sui Generis), a Roof-Walk Attraction (Use Class F1(c)) together with the erection of a 9 storey, 391 bed hotel (Use Class C1) with a further 10 suites provided within the North Stand of the Etihad Stadium for hotel or hospitality space (Use Class C1 / Sui Generis); restaurant at Level 1 (Use Class C1 / Class E), erection of an 8-storey building comprising: a new Club Shop and Ticket Office (Use Class E) at Ground and Level 1, City Museum at Level 2, Leisure Attraction at Level 3 (Class F1(c)); and workspace (Class E) at Levels 4, 5, 6 and 7 and a new covered City Square fan zone and flexible event space with ground floor commercial, leisure, food and drink use (Use Class E and/ or drinking establishment (Sui Generis)) within each of the interrelated buildings adjoining the proposed square with associated landscaping and public realm works, servicing and access arrangements, and other associated works.

The application was approved in October 2023 and has been amended by the following permissions: 138417/NMC/2023, 139992/NMC/2024, 140444/NMC/2024 and 140766/NMC/2024. A further non-material amendment application is awaiting a decision (143447/NMC/2025). Pre-commencement conditions are being discharged. Works were due to commence in Q3 of 2024.

- 135764/FO/2022: Site improvement works comprising site investigation and remediation activity in respect of historic coal mining activity, including trial piling and grouting of coal seams, demolition of the club shop, service and drainage diversions and associated temporary works to maintain safe access around the stadium at the Etihad Stadium. The application was approved in June 2023 and amended by 143339/NMC/2025. We expect works either have or will commence on Site shortly.
- 132588/FO/2021: Erection of a learning and training facility building (Use Class F1(a)) including classrooms, seminar rooms, offices, flexible conferencing space and workspace, kitchen facilities, changing facilities, a 900 seat spectator stand and ancillary community space, use of existing rugby pitch as a training facility, occasional match and events venue, together with the erection of floodlighting, boundary treatment, access and highways works and other associated works following demolition of existing structures at Land to the rear of 4-20 Metcombe Way and

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Kylemore Way, Manchester. The application was approved in May 2022. An application to discharge pre-commencement conditions is yet to be submitted.

EIA Screening History

We understand that the Site has not previously been screened for EIA development.

Screening Assessment

To determine whether the proposed development is 'EIA development', regard must be had to the Regulations and National Planning Practice Guidance and whether:

- The proposed development is of a type listed in Schedule 1;
- If not, whether it is listed in Schedule 2;
- If it is located within a sensitive area;
- If it meets any of the relevant thresholds and criteria set out in Schedule 2; and/or
- If it would lead to likely significant effects on the environment.

These points are explored further below.

Schedule 1 Projects

EIA is mandatory for projects listed in Schedule 1 of the Regulations. Schedule 1 development are large scale projects for which significant effects would be expected and comprise development such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2 Projects

EIA is discretionary for projects listed in Schedule 2. If the proposed development is of a type listed in Schedule 2 then it may be classified as EIA development depending on whether the site is located within a sensitive area and/or whether it meets any of the relevant thresholds or criteria in Column 2.

The proposed development falls within the 'Urban Development Projects' category set out in Schedule 2 of the Regulations, but it does not exceed the thresholds listed under this category which are as follows:

- (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development;
- (ii) The development includes more than 150 dwellings; or
- (iii) The overall area of the development exceeds 5 hectares.

Notwithstanding this, the European Court of Justice has made it clear that demolition works can constitute a 'project' within the meaning of the EIA Directive and can therefore be subject to EIA. LPAs need to consider whether demolition projects are likely to have significant environmental effects and whether they require a screening opinion to be issued as such projects can fall within Schedule 2 of the EIA Regulations².

² Paragraph: 016 Reference ID: 4-016-20170728 of the National Planning Practice Guidance.

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Regulation 5(4) states that where the LPA must decide whether Schedule 2 development is EIA development, they should take into account the following:

- a) Any information provided by the applicant;
- b) The results of any relevant EU environmental assessment which are reasonably available to the relevant planning authority or the Secretary of State;
- c) The selection criteria set out in Schedule 3 as are relevant to the development. Schedule 3 sets out the selection criteria under headings; 'Characteristics of Development', 'Location of Development', and 'Types and Characteristics of the Potential Impact'.

How the Site and proposed development relate to each of the selection criteria set out in Schedule 3 is considered in turn below.

Schedule 3:

(1) Characteristics of the Development

a) Size of the development

The proposed development involves the soft strip, removal of asbestos and demolition of all the residential units on Plots C, D, G, H and I down to slab. The proposed development does not include the erection of any buildings. Any future redevelopment of the Site will form part of a separate planning application to the LPA. Within the context of the EIA Regulations, given the relatively small-scale nature of the proposed development no significant effects are envisaged to warrant an EIA.

b) Cumulation of other developments

As set out above, the demolition works are anticipated to take 26 weeks. This may, therefore, coincide with works relating to planning application refs. 135764/FO/2022, 136763/FO/2023 and 138987/FO/2024.

It is not considered that the demolition at the Site combined with the development pertaining to the applications identified above would cumulatively have an adverse impact on the built and natural environment, including in terms of air pollution and transportation activity, due to the prevailing urban character of the surrounding area, and intervening distances.

Pollution would be managed in accordance with standard best practice methods, enforced through the accompanying Demolition Method Statement. Accordingly, the proposal would not cumulatively give rise to significant adverse impact to warrant EIA development.

c) Use of natural materials

The buildings on the Site will be demolished down to slab with no breakout of the ground or foundation. As such, the proposed development will not have a significant adverse impact on the use of natural materials.

d. Production of waste

Waste will be generated through the soft stripping and demolition of the buildings on-site. The waste will be transported off-site to be safely processed. No waste will be left on-site post-demolition.

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Given that the amount of waste generated by the proposed development would not be significant and that any waste would be transported off-site to be disposed of safely, the proposed development is unlikely to have a significant adverse impact to warrant EIA development.

e. Pollution and nuisances

Demolition is likely to cause disturbance from noise, vibration, and dust. However, given the prevailing urban character of the surrounding area, the relatively modest scale of the proposed development and that the works are expected to be completed within 26 weeks, the effects are not anticipated to be significant and could be managed appropriately through the implementation of the Demolition Method Statement.

Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants. It is not expected that there is a high risk of contaminants being released into the environment.

The Site is located within close proximity of the Manchester Air Quality Management Area. Whilst there would be emissions associated with plant and vehicles during the demolition this effect would be temporary, and the effects are not likely to be significant.

The Environment Agency Flood Zone Map confirms the site is located within Flood Zone 1 and therefore at low risk from fluvial flooding.

f. Risk of accidents, having regard in particular to substances or technologies used

The contractors (once appointed) will implement measures in accordance with health and safety legislation and best practice to minimise the risks of accidents which could affect people or the environment. This includes the safe removal of asbestos from the buildings which may be present prior to demolition. As such, the risk of accidents is not deemed significant to warrant an EIA.

g. Risk to human health

During demolition, materials such as asbestos may be present on the Site which may be harmful to people or the environment. However, any risks to human health will be mitigated through the implementation of environmental control measures as set out in the accompanying Demolition Method Statement.

Dust and noise from the demolition works would also be managed in accordance with standard best practice measures set out in the accompanying Demolition Method Statement. Through the implementation of these measures the proposed development would not generate any pollutants of a scale that would be a significant risk to human health.

2) Location of development

a. Existing land uses

The proposed development is required to facilitate the future redevelopment of the plots as part of One Manchester's wider regeneration plans for the GMLE. As such, the proposed development is considered compatible with existing land uses.

b. Relative abundance, quality and regenerative capacity of natural resources in the area

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The buildings on the Site will be demolished down to slab. As such, there are no scarce resources on or around the Site that would be affected by the proposed development.

c. Absorption capacity of the natural environment

The Site is not located within the 'sensitive areas' as defined in Regulation 2(1):

- Sites of Special Scientific Interest (SSSIs).
- National Parks.
- The Broads.
- Properties appearing on the World Heritage List.
- Scheduled monuments.
- Areas of Outstanding Natural Beauty.
- European sites within the meaning of Regulation 8 of the Conservation of Habitats and Species Regulation 2017.

There are no SSSIs, National Parks, properties appearing on the World Heritage List, Areas of Outstanding Natural Beauty or European sites within the meaning of Regulation 8 of the Conservation of Habitats and Species Regulation 2017 close to the Site. The Site is also located a considerable distance from The Broads.

'Clayton Hall moated site' scheduled monument is located approximately 1.1km to the east of Plot I (the easternmost demolition plot). However, due to the distance and intervening built development between the Site and this ancient monument it is not anticipated that this sensitive area would be adversely impacted by the proposed development.

Furthermore, given the relatively modest scale of demolition works, the proposed development is not expected to have a significant impact on the absorption capacity of the natural environment in respect to those areas for particular attention set out in Paragraph 2(c) of Schedule 3 of the Regulations, namely:

- (i) wetlands, riparian areas, river mouths.
- (ii) coastal zones and marine environments.
- (iii) mountain and forest areas.
- (iv) nature reserves and parks.
- (v) European sites and other areas classified or protected under national legislation.
- (vi) areas in which there has already been a failure to meet environmental quality standards, laid down in Union legislation and relevant to the project.
- (vii) densely populated areas.
- (viii) landscapes of historical, cultural, or archaeological significance.

3) Characteristics of the Potential Impact

a. The magnitude and spatial extent of the impact and b. the nature of the impact

The proposed development includes the demolition of all the residential units on Plots C, D, G, H and I within the GMLE. The dwellings are vacant, and previous occupiers have been re-housed. The loss of the residential units would, therefore, not have an adverse impact on residents.

The proposed development is likely to cause disturbance to neighbouring residents and businesses from noise, vibration, dust and construction traffic. However, given the relatively modest nature of the works, the magnitude and spatial extent of the impact, the impact will be limited to the Site and its immediate

Reference: ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REQUEST IN RELATION TO THE DEMOLITION OF PLOTS C, D, G, H AND I WITHIN THE GREY MARE LANE ESTATE, BESWICK, MANCHESTER

locality. The environmental effects are not anticipated to be significant to warrant EIA and could be managed appropriately through the implementation of the accompanying Demolition Method Statement.

During demolition, materials such as asbestos may be present on the Site which may be harmful to people and the environment. However, any impact to human health will be mitigated through the implementation of environmental control measures as set out in accompanying Demolition Method Statement.

Demolition to facilitate regeneration is compatible with surrounding uses and will not lead to long-term adverse effects which cannot be mitigated for in the context of the planning application.

c. The transboundary nature of the impact

There will be no transboundary impact.

d. The intensity and complexity of the impact

A degree of change will take place during the demolition of the dwellings. However, the intensity and complexity of the impact is limited to the Site and its immediate locality. The loss of the dwellings is therefore not deemed to result in a significant adverse impact.

e. The probability of the impact

As discussed above, the proposed development is not likely to cause significant effects, and any potential effects can be mitigated appropriately. There is therefore a low probability of potentially significant effects because of the proposed development.

f. The expected onset, duration, frequency and reversibility of the impact

The construction (demolition) effects will be temporary in duration and the identified impacts are expected for development of this nature. Given the relatively small-scale nature of the works, the proposed development would not have a significant adverse impact on the surrounding area.

g. The cumulation of the impact with the impact of other existing and/or approved development

As set out above, the proposals would not cumulatively give rise to significant adverse impacts during the construction (demolition) phase to warrant EIA development, particularly given the phased and strategic nature of some of the neighbouring committed developments. We therefore do not anticipate any significant adverse impacts to warrant EIA development.

h. The possibility of effectively reducing the impact

The proposed development is not likely to cause significant effects and the effects that are predicted can either be mitigated, addressed by tried and tested construction methods, or the benefits generated by the proposed development will outweigh any perceived harm.

Conclusion

This EIA Screening Request has considered whether the proposed demolition of all the residential units on Plots C, D, G, H and I within the Grey Mare Lane Estate will result in likely significant effects on the environment to warrant an Environmental Impact Assessment.

Reference: ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REQUEST IN RELATION TO THE DEMOLITION OF PLOTS C, D, G, H AND I WITHIN THE GREY MARE LANE ESTATE, BESWICK, MANCHESTER

This Screening Letter has considered the requirements set out in the EIA Regulations. It is concluded that the proposal is not likely to give rise to significant environmental issues and does not comprise 'EIA development' as defined by the EIA Regulations. We therefore request that the Council adopt a Screening Opinion to confirm that no Environmental Statement is required within the statutory period.

We look forward to receiving confirmation of receipt of this letter and to receiving the Council's opinion within the statutory timescales. When replying, we would also be grateful if you confirm that you have the authority to issue the opinion on behalf of the Council.

Yours sincerely,

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