MANCHESTER CITY COUNCIL

Julie Roscoe
Director of Planning, Building Control and Licensing

PO Box 532
Town Hall
Manchester M60 2LA

Contact: Miss Jennifer Atkinson
Tel: 0161 234 4517
Fax: 0161 274 0014
Email: jennifer.atkinson@manchester.gov.uk

Josh Wyatt-Smith

Executive | Real Estate | Deloitte LLP

7 April 2025

Our reference: EIASCO/25/002

Dear Mr Wyatt-Smith

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

SCOPING REQUEST UNDER PART 4 REGULATION 15(1)

'SISTER PLOT C – MANCHESTER ("THE PROPOSED DEVELOPMENT")

SCOPING OPINION OF MANCHESTER CITY COUNCIL PURSUANT TO REGULATION 15

Thank you for your request dated 20 February 2025 for a Scoping Opinion at the above site.

In coming to a formal opinion on the scope of the Environmental Statement ("ES"), Manchester City Council, as Local Planning Authority, has considered the supporting information contained within your *'Environmental Impact Assessment (EIA) Scoping Report'* prepared by yourselves, on behalf of the Applicant Unite Students and Manchester Metropolitan University, and the comments from statutory consultees.

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

The Proposed Development is considered an EIA development as it falls within the description and thresholds in Schedule 2 10(b) of the EIA Regulations as an 'Infrastructure Project - Urban Development Project' which has the potential to have significant effects on the environment. In accordance with Schedule 2, Categories 10(b) (urban development projects) of the EIA Regulations and owing to the location, scale and nature and of the Proposed Development, I note that you recognise the need for an EIA and have therefore submitted the

Scoping Report for consideration to the City Council, as Local Planning Authority.

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

(a) any information provided by the applicant about the proposed development;

(b) the specific characteristics of the particular development;

(c) the specific characteristics of development of the type concerned; and

(d) the environmental features likely to be significantly affected by the development.

This Scoping Opinion sets out the information that the City Council, as Local Planning Authority, considers should be included in the ES that will be submitted with the subsequent planning application made in respect of the Proposed Development.

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

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

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

These are as follows:

Scoped In

- Townscape and Visual Impact
- Heritage
- Noise and Vibration
- Daylight Sunlight and Overshadowing
- Solar Glare
- Wind • Ground Conditions Sister Plot C – EIA Screening and Scoping Report 15
- Traffic and Transport
- Air Quality
- Climate Change
- Human Health
- Socio-Economics

Scoped out

- Agricultural Circumstances
- Aviation
- Broadband Connectivity
- TV Reception
- Water Resources, Flood Risk and Drainage
- Archaeology
- Ecology

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

CONSULTATIONS

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

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

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

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

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

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

CONTEXT

The development site forms the north eastern corner of the former UMIST Campus. The Site is bound by Vimto Park and the rear of buildings fronting onto Granby Row to the north, London Road to the east, Jackson's Mill and the MSS Tower to the south, and the Renold Building to the west

The site is 2.1ha and is principally comprised of made ground, existing buildings and structures. Areas of landscaping and grass are located in the eastern and western parts of the Site. There are significant level changes across the site.

Four vacant buildings associated with the former UMIST Campus of the University of Manchester are located within the site, which range from two to 15-storeys in height. The existing vacant buildings on the site are:

• Barnes Wallis Wright Robinson Building (A) – vacant former student union and halls of residence, comprising 15-storey tower (84.6m AOD) (Wright Robinson), with 3-storey podium (Barnes Wallis).

• Moffat Building (B) – vacant former education and research space within a part three, part two storey building.

• Morton Laboratories (C) – vacant former university chemical engineering laboratory comprising a five storey building.

• Manchester Meeting Place (D) – vacant former university staff building, four storeys in height.

The site also comprises the former Bowling Green a landscaped area to the west of the Site. The Butterfly Stairs (E) are located within the Bowling Green, providing access between the significant level changes between Altrincham Street and the Bowling Green.

There are two Grade II Listed structures: the Hollaway Wall (F), located to the east along London Road; and the Manchester and Altrincham Railway Viaduct (G), which forms the northern boundary of the Site.

The following pieces of public art are located within the Site:

- Archimedes statue (H) – located beneath viaduct, along Altrincham Street;
- Magnets Sculpture (I) – located along Altrincham Street; • Large Urns (J) - located along Altrincham Street;
- Flame Sculpture (K) – located at entrance to Renold Building; and
- Havelock Mill Structure (L)– located on the Bowling Green.

There are mature trees and landscaping at the site.

Land to north and northwest, beyond the railway viaduct, comprises green public space at Vimto Park and the now vacant Sackville Building, which also forms part of Sister, existing and under construction purpose built student accommodation ("PBSA"), commercial uses, and residential accommodation.

To the north-east lies Piccadilly Station, Manchester's primary rail hub, and to the east, beyond London Road, lies hotel accommodation and PBSA beyond.

Land to the south and west of the Site comprises the former UMIST Campus, an educational facility which now lies vacant. The Renold Building, immediately west of the Site, has recently been sensitively revitalised and reimagined as commercial uses and collaboration spaces also related to Sister.

SENSITIVE RECEPTORS

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

The site is not within, nor does it contain, any ecological designations including sites of specific interest (SSSI), sites of biological importance (SB1) or special protection areas (SPA).

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

The site is not located within a conservation area. The northern aspect of the Site boundary (the viaduct) runs parallel to the Whitworth Street Conservation Area boundary; the viaduct is considered to fall within the boundary of the designated area' .

The Castlefield Conservation area is located 1.12km east of the site and the George Street Conservation Area is located 516m north of the Site.

The site contains the following designated heritage assets:

- Deansgate – Castlefield Viaduct (Grade II Listed, List Entry Number: 1292315) – partially located within the Site boundary; and

- Holloway Wall (Grade II Listed, List Entry Number: 1400857) – located wholly within the Site boundary.

The following buildings and structures within the site are considered to be non-designated heritage assets (NDHAs) – all wholly located within the site boundary:

1) Barnes Wallis Wright Robinson Building;

2) Morton Laboratories;

3) Manchester Meeting Place;

4) Butterfly Stairs; and

5)Public art (x 5).

PROPOSED DEVELOPMENT

I note from your Scoping Report that the Proposed Development is based on a number of parameters which are evolving as part of the design process. Should these parameters change, then a further scoping assessment should be undertaken if the scope of the ES needs to reflect this.

The Proposed Development would consist of the following works:

- An office-led development (up to 67,500 sqm (GEA)) with ground floor amenity retail 'food & beverage' floorspace (up to 5,000sqm), top floor amenity space, cycle parking, and disabled badges car parking.

- The change of use of the railway arches to retail and food and beverage uses (Use Class E and Sui Generis – drinking establishment).

- The creation of a new public square, access and other associated works, including works to the public highway.

The proposed building height would be no greater than 22 storeys.

This would be a phased development.

It is anticipated that the first phase of development would include the demolition and enabling works across the site and continue into the delivery of the first commercial building (C1).

Accordingly, the identified phases of development are:

- Phase A – demolition of existing structures and buildings and construction of Building C1 and associated landscaping and works.

- Phase B – construction of Building C2 (including works to Hollaway Wall) and associated landscaping and works.

- Phase C – Viaduct (change of use and associated works).

Phase B may be delivered sequentially or overlapping with Phase A. It is anticipated that Phase C could come forward at any point in the development, independent of delivery of Phases A and B

ASSESSMENT OF THE SCOPING REPORT

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

You should note the specific points I have made below within the specific discipline areas which reflect the comments of the consultees and those of the City Council, as Local Planning Authority. These matters should also be included and addressed within the relevant chapters of ES.

Discussion of alternatives

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

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

Presentation and content of the Environmental Statement

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

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

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

Mitigation

Paragraph 7 of Schedule 4 of the EIA Regulations states that mitigation measures may fall into a range of categories namely:

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

These should be identified as such in the technical chapters of the ES.

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

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

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

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

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

Cumulative effects

The committed developments summarised in Appendix 2 of your Scoping Report appears to be acceptable.

Cross references and summarising of the findings

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

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

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

ENVIRONMENTAL MATTERS TO BE SCOPED OUT OF THE ES

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

- Agricultural Circumstances

- Aviation
- Broadband Connectivity
- TV Reception
- Water Resources, Flood Risk and Drainage
- Archaeology
- Ecology
- Agricultural Circumstances
- Aviation
- Broadband Connectivity
- TV Reception
- Water Resources, Flood Risk and Drainage
- Archaeology
- Ecology

Agricultural Circumstances

Agricultural circumstances can be scoped out of the EIA.

Aviation

Aviation can be scoped out of the EIA.

Broadband Connectivity

Broadband connectivity can be scoped out of the EIA. The planning application should be supported by a suitable assessment.

TV Reception

TV reception can be scoped out of the EIA. The planning application should be supported by a suitable assessment.

Water Resources, Flood Risk and Drainage

Water resources. Flood risk and drainage can be scoped out of the EIA. The planning application should be supported by a suitable assessment.

Archaeology

Archaeology can be scoped out of the EIA. The planning application should be supported by a suitable desk based assessment.

Ecology

Ecology can be scoped out of the EIA. The planning application should be supported by a suitable assessment.

Summary

I agree that the matters you have identified to be scoped out of the ES are appropriate with the exception of heritage and wind.

The planning application must be supported by appropriate documentation, including any mitigation, to minimise any effects as a result of the Proposed Development from the matters capable of being scoped out. The City Council reserves the right to re-consider this position following a more detailed consideration of the reports which will accompany the planning application.

ENVIRONMENTAL STATEMENT CHAPTERS - SPECIFIC COMMENTS ON THE TECHNICAL CONTENTS

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

Your Scoping Report advises that the ES will cover the following topic areas.

- Townscape and Visual Impact
- Heritage
- Noise and Vibration
- Daylight Sunlight and Overshadowing
- Solar Glare
- Wind
- Ground Conditions
- Traffic and Transport
- Air Quality
- Climate Change
- Human Health
- Socio-Economics

As highlighted above, you should also include Human Health within relevant chapters within the ES.

Townscape and Visual Impact

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

Heritage

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

Noise and Vibration

The comments within your Scoping Report are noted. Comments have been raised on the methodology by Environmental Health. This include commentary on the baseline noise data from attended and unattended monitoring. It is not clear how the typical background has been calculated. This would need to be provided in the ES and should be in line with MCC guidelines.

Daylight Sunlight and Overshadowing

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

Solar Glare

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

Wind

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

Ground Conditions

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

Traffic and Transport

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

There would need to assessment peak-period road network, road safety, public transport, walking and cycling provisions/capacities, and provide information on measures to promote sustainable travel, parking justification/design (including disabled provisions), taxi provision, servicing/deliveries operations/management and mitigation measures.

A number of comments have been raised by TfGM regarding operational assessment and assessment of surrounding/proposed infrastructure. These should all be incorporated into the finalised ES.

Details on any proposed highways modifications and integration with future MCC Highways schemes would also need to be fully assessed.

There are also detailed comments on the site layout and highway works as set out in the Highway note.

Air Quality

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

Climate Change

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

Human Health

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

Socio-Economics

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

FURTHER INFORMATION

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

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

Yours sincerely

David Roscoe

Dave Roscoe

Deputy Director of Planning

Date: 06 March 2025
Our ref: 504825
Your ref: EIASCO/25/003

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

T 0300 060 900

Manchester City Council
Ms. Jennifer Atkinson
jennifer.atkinson@manchester.gov.uk

BY EMAIL ONLY

Dear Ms. Atkinson,

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017): Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)
Location: Sister Plot C Site, Manchester

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 20 February 2025, received on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

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

Further guidance is set out in Planning Practice Guidance on environmental assessment, natural environment and climate change.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

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

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

Yours sincerely,

[redacted]
Consultations Team

Annex A – Natural England Advice on EIA Scoping

General Principles

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

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

Further guidance is set out in Planning Practice Guidance on environmental assessment and natural environment.

Cumulative and in-combination effects

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

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

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

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

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

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

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

Biodiversity and Geodiversity

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

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

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

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

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

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

Protected Species
The conservation of species protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017

is explained in Part IV and Annex A of Government Circular 06/2005 *Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System*.

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

The area likely to be affected by the development should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and, where necessary, licensed, consultants.

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

District Level Licensing for Great Crested Newts

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

Priority Habitats and Species

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

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

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

The Environmental Statement should include details of:

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

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

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

The ancient tree inventory provides information on the location of ancient and veteran trees.

Natural England and the Forestry Commission have prepared standing advice on ancient woodland, ancient and veteran trees.

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

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

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

The statutory biodiversity metric, together with ecological advice, should be used to calculate the change in biodiversity resulting from proposed development and demonstrate how proposals can achieve a net gain.
The metric should be used to:
• assess or audit the biodiversity unit value of land within the application area
• calculate the losses and gains in biodiversity unit value resulting from proposed development
• demonstrate that the required percentage biodiversity net gain will be achieved

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

Opportunities for wider environmental gains should also be considered.

Landscape

Landscape and visual impacts
The environmental assessment should refer to the relevant National Character Areas. Character area profiles set out descriptions of each landscape area and statements of environmental opportunity.

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

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

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

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

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

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

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

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

Soils and Agricultural Land Quality
Soils are a valuable, finite natural resource and should also be considered for the ecosystem services they provide, including for food production, water storage and flood mitigation, as a carbon store, reservoir of biodiversity and buffer against pollution. It is therefore important that the soil resources are protected and sustainably managed. Impacts from the development on soils and best and most versatile (BMV) agricultural land should be considered in line with paragraphs 187 and

188 of the NPPF. Further guidance is set out in the Natural England Guide to assessing development proposals on agricultural land.

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

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

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

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

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

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

The following additional guidance is provided for minerals and waste development. The ES should consider and, where appropriate, include the following:

- The methods and equipment to be used for the protection, recovery, storage, and sustainable re-use of the different types of topsoil and subsoil, including consideration of any required phasing to minimise soil handling and maximise the sustainable management of the soil.
- The method of assessing whether soils are in a suitably dry condition to be handled (i.e. dry and friable), and the avoidance of soil handling, trafficking, and cultivation during the wetter winter period.
- A description of the restoration criteria, including the proposed soil horizon depths and soil characteristics; normally to an overall depth of 1.2 m over an evenly graded overburden

layer (or, in the case of waste reclamation, an evenly graded capping layer), suitable for the proposed end-use, including the restored ALC Grade.

- The effects on land drainage, agricultural access, and water supplies, including other agricultural land in the vicinity. The impacts of the development on farm structure and viability, and on other established rural land use and interests, both during the site working period and following its reclamation.

- The restoration and aftercare of the site, in line with Chapter 17 'Facilitating the Sustainable Use of Minerals' of the NPPF.

- A detailed Restoration Plan illustrating the restored soil profile characteristics, landform and the intended standard of restoration including ALC Grade(s), together with details of surface features; water bodies; the availability of outfalls to accommodate future drainage requirements; and aftercare.

Further guidance is contained in the Defra Guidance for Successful Restoration of Mineral and Waste Sites and the Natural England guidance note Planning and aftercare advice for reclaiming land to agricultural use. Reference could also usefully be made to the Institute of Quarrying (2021) Good Practice Guide for Handling Soils in Mineral Workings which comprises separate sections, describing the typical choice of machinery and methods for handling soils at various phases. The techniques described by Sheets A-D are appropriate for the successful reinstatement of higher quality agricultural land. The Natural England Guide to reclaiming mineral extraction and landfill sites to agriculture also contains useful background information.

Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue. For example, approximately 85% of protected nature conservation sites are currently in exceedance of nitrogen levels where harm is expected (critical load) and approximately 87% of sites exceed the level of ammonia where harm is expected for lower plants (critical level of 1µg) [1].A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The Government's Clean Air Strategy also has a number of targets to reduce emissions including to reduce damaging deposition of reactive forms of nitrogen by 17% over England's protected priority sensitive habitats by 2030, to reduce emissions of ammonia against the 2005 baseline by 16% by 2030 and to reduce emissions of NOx and SO_2 against a 2005 baseline of 73% and 88% respectively by 2030. Shared Nitrogen Action Plans (SNAPs) have also been identified as a tool to reduce environmental damage from air pollution.

The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly, or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The ES should take account of the risks of air pollution and how these can be managed or reduced. This should include taking account of any strategic solutions or SNAPs, which may be being developed or implemented to mitigate the impacts on air quality. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (www.apis.ac.uk).

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

- SCAIL Combustion and SCAIL Agriculture - http://www.scail.ceh.ac.uk/
- Ammonia assessment for agricultural development https://www.gov.uk/guidance/intensive-farming-risk-assessment-for-your-environmental-permit
- Environment Agency Screening Tool for industrial emissions https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit

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

- Defra Local Air Quality Management Area Tool (Industrial Emission Screening Tool) – England http://www.airqualityengland.co.uk/laqm

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

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

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

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

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

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

Manchester City Council
PO Box 532
Manchester
Lancashire
M60 2LA

Our ref: SO/2025/124789/01-L01
Your ref: EIASCO/25/003

Date: 24 February 2025

FAO: Jennifer Atkinson

Dear Jennifer,

REQUEST FOR SCOPING OPINION UNDER PART 4, REGULATION 15 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (AS AMENDED)

SISTER, PLOT C SITE, MANCHESTER.

Thank you requesting an Environment Impact Assessment (EIA) Scoping Opinion from the Environment Agency (EA) for the purpose of the Plot C development site, subject of the wider Sister (formerly ID Manchester) inner city regeneration. Referral for this EIA scoping was received on the 20th February 2025.

To inform our scoping opinion statement, see detailed below, we have completed a review of the following report(s) submitted for EIASCO/25/003:

- EIA Screening and Scoping Report: Sister, Plot C Manchester. Prepared by Deloitte. Dated February 2025.

Please note that as part of this EIA scoping opinion request, we have not completed an in-depth technical review of wider reporting submission(s), relevant to the EA's planning remit, made by the applicant /agent (i.e. Scoping Report Appendix 11, 12, 13).

Associated with the narrative provided under section 6.140 of the submitted scoping report, we advise that the EA is currently undertaking preliminary consultation with the applicant/agent on the matter of 'Ground Conditions' for the Plot C development site and, as identified, is presently reviewing the latest iteration of Site Investigation Report (February 2025) understood to have been produced by the project team for the Sister site. To this end, we are satisfied that the current observations made within the section 6 of the EIA scoping report for land contamination are consistent within our present understanding of site conditions i.e., presence of contamination warranting a remedial action controllable via planning condition placed upon any subsequent planning permission granted.

Environment Agency Scoping Opinion - EIASCO/25/003

As per section 1.9 of the scoping report submitted, we note acknowledge the determination reached that the proposed development would constitute and EIA development in accordance with threshold criteria specified under Schedule 2 of the Environment Impact Assessment (EIA) Regulations 2017.

Further to the above, we acknowledge the determination of environmental matters to be

‘scoped in’ and ‘scoped out’ of the forthcoming Environmental Statement (ES). We have no further comment to make on the proposed scope of the ES at this present time.

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

Yours sincerely,

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

Direct e-mail [redacted]

Outlook

Scoping Opinion EIASCO/25/003 Sister Plot C

From [redacted]
Date Thu 06/03/2025 14:55
To Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

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

Hi Jen

Thank you for consulting the GMEU

The only ecological receptor near to this development, is the River Medlock, which is in a culvert sufficiently distant from this phase of the development, that standard best practice during and post construction should be adequate to prevent any significant effects to this watercourse.

I therefore agree with the consultant that ecology can be scoped out of the environment assessment.

As part of any outline, full or hybrid application a preliminary ecological appraisal and biodiversity net gain assessment should be provided.

[redacted]
Ecologist
Planning and Transportation
Planning and Transportation
Place

Tameside MBC | X | Facebook | Instagram | LinkedIn
Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

[redacted]

This email was sent at a time & date convenient to the sender; please do not feel under any pressure to respond immediately if this is outside your normal working hours.

Email Disclaimer https://www.tameside.gov.uk/disclaimer

Outlook

Application EIASCO/25/003 - Sister Plot C Site, Manchester - Archaeology

From [redacted]
Date Thu 13/03/2025 08:25
To Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

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

Good morning Jen

RE: Application EIASCO/25/003- Request for Scoping Opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) - Sister Plot C Site, Manchester

Thank you for consulting GMAAS on an EIA Scoping Opinion and the archaeological considerations associated with the proposed development of the Sister Plot C Site in Manchester.

The applicant has submitted an EIA Scoping Report, prepared by Deloitte in February 2025, which identifies that the proposed development falls within Schedule 2 (10b) of the EIA Regulations. The Scoping Report includes a very short, tabulated, section on archaeology that very briefly summarises the archaeological interest in the site. Whilst this falls well short of considering the significance of any archaeological remains within the proposed scheme area, and the potential impact of development on that significance, the Scoping Report concludes that the effects of the proposed development on archaeological remains will not be significant in EIA terms as any remains present on site will be of low value. As such, it is proposed that archaeology matters are not considered further in the EIA or reported in the ES, although a commitment is made to preparing a detailed archaeological assessment for submission in support of a future planning application.

GMAAS is content to accept this conclusion and is satisfied that archaeology can be scoped out of the EIA, providing that a detailed archaeological assessment accompanies the submission of a future planning application. It is likely that the site will ultimately warrant some further archaeological investigation in advance of development works, although GMAAS will be content for this to be secured by condition attached to any future planning consent.

With kindest regards

[redacted]

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

University of Salford MANCHESTER
SCHOOL OF SCIENCE, ENGINEERING & ENVIRONMENT

Transport for Greater Manchester

Transport for Greater Manchester

2 Piccadilly Place
Manchester M1 3BG

Phone: 0161 244 1000
beenetwork.com

Your ref: EIASCO/25/003
Our ref: MAN/25/051

Manchester City Council
PO Box 532
Town Hall Manchester
Manchester
M60 2LA

14th March 2025

Location: **Sister Plot C Site north-eastern corner of the former UMIST Campus**

Proposal: **An office-led development (up to 67,500 sqm (GEA)) with ground floor amenity retail 'food & beverage' floorspace (up to 5,000sqm), top floor amenity space, cycle parking, and disabled badges car parking, The change of use of the railway arches to retail and food and beverage uses (Use Class E and Sui Generis – drinking establishment) and creation of a new public square, access and other associated works, including works to the public highway**

Dear Jennifer Atkinson

Thank you for consulting Transport for Greater Manchester (TfGM) on the above scoping proposals. The following comments are offered as advice on transport issues for you to balance against other factors and are made in the context of TfGM's role in the planning process, as set out in the footnote below.[1]

TfGM scoping advice has been requested from Manchester City Council in respect of a proposal for Plot C, (formerly Innovation District Manchester, or IDM) located within the north-east corner of the former UMIST Campus. The development will comprise approximately 65,000sqm of office accommodation and approximately 4,500sqm of

[1]TfGM does not have any planning powers and is not a statutory consultee in the planning process. The purpose of the advice offered is to suggest the best way to improve land use / transport integration through the development proposals. Advice is based on the information provided by the applicant, and it is not TfGM's role to undertake detailed verification unless specifically commissioned to do so. [2]TfGM control and manage the traffic signals in Greater Manchester, as such any schemes that alter signalised junctions need to be agreed with TfGM. Additionally, where developments impact on signalised junctions, TfGM have a duty of care to ensure that these impacts are satisfactorily mitigated as part of the planning process.

flexible uses such as food and beverage / commercial / gym / wellness. The proposals include Sister Square, a large new area of public realm at the west of the plot, as well as the reconfiguring of Altrincham Street at the north to create a new pedestrian and walking route.

1. Site Specific Comments

Colleagues from within TfGM HFAS and UTC have reviewed the scoping proposals and have provided the following comments:

I. A vision-led approach to the TA should be adopted.

II. Improvements to pedestrian facilities should be proposed in the vicinity of the site to promote travel by sustainable modes.

III. Walking and cycling directional signage should be provided within the site to key destinations within Manchester City Centre.

IV. With Reference to Page 7 of the TA Scoping Note, under the public transport access, the GMAL score for the site should be provided as well as consideration of the bus stop provision – in terms of location and quality of the bus stops.

V. In respect of Section 4.1 of the TA Scoping Note, segregated cycling facilities should be provided with clear delineation of the cycle lanes (requiring different levels). This design should be to LTN1/20 standard – the absence of an upstand between cycles and pedestrians is unsuitable for blind and partially sighted pedestrians.

VI. Given the need to 'lock-in' active travel trips, it would be expected that the London Road crossing is provided as part of this initial phase of the development. This would provide access to the bus stops on the southbound side of London Road.

VII. Cycle parking should be designed to LTN1/20 standard, including details of how the cycle parking will be made secure.

VIII. With reference to Section 4.3.3 of the TA, TfGM would not support any changes that removed facilities for buses. Furthermore, we do not support the provision of loading/access bays directly from London Road as this will potentially impact

buses on this section of road as well as increasing the likelihood of vehicle conflicts.

IX. The TA should address how the development will impact vehicle trips, in respect of displaced parking from existing car parks. With reference to Section 5.3, whilst the site is 'car free,' it would be expected that car trips will be attracted to and from the site, with off-site parking occurring. Therefore, an assessment of car trips should be included within the TA, accounting for car journeys using the adjacent / nearby car parks. Section 5.6 - the genuine number of car trips to the site should be included and as such the wider impact on the road network should be assessed. This comment is made because of the significant size of the development.

X. The 80% pass by trips for LGVs/HGVs seems very high and should be supported by evidence.

XI. With reference to Section 5.4 of the TA, London sites should **not** be included in the TRICS analysis.

XII. A robust Construction Traffic Management Plan will need to be implemented, given the sensitive site location on the KRN to ensure that any impact on the highway is minimised.

2. General Comments

TfGM would suggest that eventually a Transport Assessment (TA) should be provided as part of the application. The TA should contain the information specified within the following sections of this letter.

I. A description of current baseline traffic conditions in the area.

II. An analysis of injury accidents during the most recent five-year period, commenting on whether there are any underlying patterns of injury accidents that might be affected by the development.

III. Up-to-date traffic counts should be used in any assessments - scope to be agreed with the Local Highway Authority (LHA), TfGM UTC and HFAS. TfGM UTC can be contacted in respect of the availability of any traffic counts in the area that could be used for the assessment.

IV. A clear estimate of the level of new multi-modal trips likely to be associated with the development, based on an inspection of similar (and similarly-located) developments across the UK (excluding London) via the TRICS (or similar) database. The assessment work should be undertaken using a person-trip approach and applying the appropriate modal share percentages from local Census data. Other methodologies to determine trip rates are acceptable but these should be fully explained in the TA.

V. A clearly defined methodology for determining the distribution / assignment of development trips onto the network i.e. understanding of where such new traffic is likely to distribute to/from, based on data sources such a Census Journey-to-Work statistics and/or vehicle turning proportions at nearby junctions.

VI. An assessment of traffic levels and impacts at the specified year of opening of the development, and at a future year at least five years later, with due regard for traffic growth (if any).

VII. An understanding of the likely impacts of the proposed development considered alongside any other nearby committed developments.

VIII. In the relevant TA, clear diagrams should be provided illustrating the following elements, each individually:

- Base Flows
- Committed Development Flows
- Proposed Flows
- Proposed Distribution
- Base plus Committed plus proposed development
- Future plus Committed plus proposed development

IX. TfGM HFAS recommends an increase of about 30vehs/hr at a junction as an appropriate threshold for considering the necessity of a traffic impact assessment; this is in preference to a percentage-increase threshold, which tends to favour development in already heavily-trafficked areas.

X. The scope of the junctions to be assessed by detailed modelling should be agreed with TfGM (UTC) and the LHA in advance and will depend upon the outcome of the trip assessment and distribution exercise. For this reason, TfGM would advise that a trip generation and distribution exercise should be issued before submission of the planning application. Once this is undertaken it will be

possible to finalise TfGM requirements in terms of the TA. This will largely depend on the amount of trip generation.

XI. Clear details of proposed vehicular access arrangements including general servicing arrangements. An engineering drawing should be supplied showing the changes to the road network to fully understand the impact of the proposed development.

XII. A swept path analysis should be provided for any vehicular access.

XIII. A review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development.

XIV. An assessment of the likely environmental/traffic impacts of HGVs during the construction process.

3. Site Accessibility by Sustainable Modes

Walking and cycling should form the natural mode choice for shorter trips, and also provide a viable option to facilitate longer trips through providing easy access to public transport. New developments should connect with, and enhance, existing walking and cycling networks in their vicinity, and also provide high quality facilities and networks for walking and cycling within development sites.

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

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

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

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

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

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

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

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

4. Mitigation Measures

Impacts of the development should be identified through the above assessment work. The applicant should identify appropriate mitigation to accommodate any increases in traffic generation and increased pedestrian and cyclist movements. Any appropriate mitigation should be identified in conjunction with TfGM UTC and the LHA who will be happy to work with the developer to agree an approach.

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

5. Travel Plan

A Framework Travel Plan for the development should accompany any future planning application.

6. Other

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

7. Suggested Useful Guidance

In relation to walking, the importance of providing and maintaining good quality footways, free from obstruction and wide enough for when they are at their busiest, is critical to encourage and maximise walking levels associated with new developments. Useful guidance on street layouts which encourage walking is provided in Manual for Streets (Department for Transport, 2007). MfS provides guidance on lightly trafficked residential streets, and Manual for Streets 2 (CIHT, 2010) further develops the principles of the first Manual for Streets for application in wider circumstances on busier streets, including town and district centres.

In relation to cycling, infrastructure should be designed in accordance with current Greater Manchester Cycling Design Standards, the latest version of which is available from the TfGM website or by emailing cycling@tfgm.com. In particular, connections to/from and within developments should be designed in accordance with the Key Design Criteria of Safety, Coherence, Directness, Attractiveness and Comfort. A general principle is that infrastructure should be designed to be attractive to those who do not currently cycle, in order to drive the increase in cycling's mode share.

TfGM would encourage the applicant to review the Bee Network map online via https://www.tfgm.com to determine whether there is an opportunity for this development to connect into the proposed Bee Network.

Yours faithfully

Landuse Team
Highways Department
Transport for Greater Manchester
Email: [redacted]

Historic England

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

Direct Dial: [redacted]

Our ref: PL00798251

6 March 2025

Dear Ms Atkinson

Request for EIA Scoping opinion - Sister Plot C Site Manchester, EIASCO/25/003

Thank you for your consultation to Historic England requesting a scoping opinion for this site. Having reviewed the submitted *EIA Screening and Scoping Report* (Deloitte, February 2025) I agree with the outcome that Built Heritage should be included in the EIA. The scope of works and assets identified in the report are appropriate.

Yours sincerely,

[redacted]
Inspector of Historic Buildings and Areas
[redacted]

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

EIASCO/25/003

Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) at Sister Plot C Site, Manchester.

CONTEXT:

The EIA Screening and Scoping Report has been prepared in respect of the redevelopment of 'Plot C' of the 'Sister' (ID Manchester) Strategic Regeneration Area. The proposals comprise:

- An office-led development (up to 67,500 sqm (GEA) with ground floor retail/food & beverage floorspace (up to 5,000sqm)
- Change of use of the railway arches to retail/food and beverage uses.
- Creation of a new public square, access and other associated works.

It is anticipated that some or all of the existing buildings and structures within the site will be altered or demolished to allow for the proposals.

The site is located adjacent to adopted highways A6 London Road and Altrincham Street (part adopted). Private road Lower Albion Street runs through the site.

TfGM have also been consulted and comments issued directly.

CONSTRUCTION OUTLINE

Phase A – demolition of existing structures and buildings and construction of Building C1 and associated landscaping and works.

Phase B – construction of Building C2 (including works to Hollaway Wall) and associated landscaping and works.

Phase C – Viaduct (change of use and associated works).

The Scoping report states that Phase B may be delivered sequentially or overlapping with Phase A. It is also anticipated that Phase C could come forward at any point in the development (independent of delivery of Phases A and B).

HIGHWAYS SCOPING RESPONSE

The submitted Scoping Report proposes to scope-in 'Transport and Transport' for the construction and operational phases.

A Transport Assessment (TA) will also be submitted as part of the planning submission. Highways/TfGM are currently in the process of agreeing the TA scope with Civic Engineers.

The EIA Scoping Report identifies that the following effects would not be significant and as such will not be considered further within the EIA:

- Hazardous Loads/large loads; and
- Road vehicle Driver and Passenger delay.

The above is considered acceptable by Highways on the basis that further justification/management measures (i.e. Construction Management Plan outline details) are to provided as part of the planning application.

The Scoping Report identifies that the following effects which are likely to be significant and as such will be fully assessed within the EIA:

- Severance of Communities
- Non-Motorised User Delay
- Non-Motorised User Amenity

- Fear and Intimidation on and by Road Users
- Road User and pedestrian Safety

It is proposed that assessment will focus on any road links that will experience a change in AADF of 100 or more, with further assessment based on IEMA Guideline rules.

The above is considered acceptable by Highways, although consideration of any committed and cumulative developments within the area should be agreed with Highways prior to submission.

TRANSPORT ASSESSMENT

The TA will need to assess peak-period road network, road safety, public transport, walking and cycling provisions/capacities, and provide information on measures to promote sustainable travel, parking justification/design (including disabled provisions), taxi provision, servicing/deliveries operations/management and mitigation measures.

A number of comments have been raised by TfGM (as issued) regarding operational assessment and assessment of surrounding/proposed infrastructure. These should all be incorporated into the finalised TA.

Details on any proposed highways modifications and integration with future MCC Highways schemes will also need to be fully assessed.

A this stage, Highways/TfGM have the following comments on the proposed site layout/associated highways works – these will be discussed in more detail during the pre-app process:

- Highways/TfGM would not accept disabled parking, loading or taxi provision along London Road due to potential safety and operational issues;
- Disabled parking provision accessed from 'Mill Lane' (directly from London Road) would be acceptable in principle on the basis that access to Mill Lane will be controlled/restricted;
- Proposals include removal of vehicle link between Echo Street and Altrincham Street creating a dead-end at Echo Street (without turning-head?). How will vehicles safely turn at the end of Echo Street.
- Further assessment/justification is required regarding provision of shared pedestrian/cycle routes – with referent to LTN 1-20 Cycle Infrastructure Design.
- Early pre-application discussions referenced (controlled) pedestrian crossing provision at London Road - such facilities do not appear to have bee provided as part of the Plot C proposals. Due to the scale of the proposals, Highways request that crossing facilities are brought forward as part of the Plot C works to safely facilitate pedestrian movement across London Road.

The applicant should note that any future submissions would also need to be accompanied by the following:

- Stage 1 Road Safety Audit of any proposed highway modifications;
- Framework Travel Plan; and
- Outline Construction Management Plan, to include details on any anticipated traffic/pedestrian/cycle management.

Outlook

Fw: EIA Regulation Request for Scoping Opinion - Sister Plot C Site

From [redacted]
Date Fri 21/02/2025 08:16
To Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Cc [redacted]

1 attachment (99 KB)
ufm8_Request_for_EIA_Scoping_Opinion.pdf;

Hi Jen

"No comments from Work and Skills in relation to Local Labour, assuming we will be consulted on Local Labour conditional requirements as and when progressing to full planning applications(s)."

Kind Regards

[redacted]
Work & Skills Officer
Work & Skills Team | Growth and Development | Manchester City Council
[redacted]

Sign up for the Work and Skills Bulletin
Follow the Work & Skills team on Twitter **@mccworkskills**
manchester.gov.uk/work

Do you work with Manchester residents who may require support through the cost of living crisis? Please visit our web pages for more information about the help and advice available in the city - Help with the cost of living crisis | Manchester City Council
Please don't print this email unless absolutely necessary - save paper!

From: Work Skills Admin <Work.Skills.Admin@manchester.gov.uk>
Sent: 20 February 2025 16:35
To: [redacted]
Subject: Fw: EIA Regulation Request for Scoping Opinion - Sister Plot C Site

Kind Regards

Work and Skills Team
Growth and Development Directorate
Manchester City Council

Town Hall Extension, Albert Square,
Manchester, PO Box 532,
M60 2LA

Sign up for The Work and Skills Bulletin here https://public.govdelivery.com/accounts/UKMANCHESTER/signup/19569

For the latest support and information about the coronavirus visit
https://secure.manchester.gov.uk/info/500361/coronavirus

Follow us on Twitter- @MCCWorkSkills
Email: work.skills.admin@manchester.gov.uk
Web: http://www.manchester.gov.uk

From: planning@manchester.gov.uk <planning@manchester.gov.uk>
Sent: 20 February 2025 16:31
To: Work Skills Admin <Work.Skills.Admin@manchester.gov.uk>
Subject: EIA Regulation Request for Scoping Opinion - Sister Plot C Site

Please see attached request for scoping opinion under reference EIASCO/25/003.

Regards,
Information, Delivery & Support Team,
Planning, Building Control & Licensing,
Manchester City Council, P O Box 532, Manchester M60 2LA

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at:
https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7C616a2b26def04604363f08dd51cc0443%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638756658897838615%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Gt%2FX8V5uykVyTUibO3ksn6xGwgnKBPk9k7d%2B8Qh%2B0tw%3D&reserved=0<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7C616a2b26def04604363f08dd51cc0443%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638756658897856649%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=9n52Qgc%2BtCxhMFplJa6hSyDPNscuhJKxaqEd7xv3CXE%3D&reserved=0>.
Your personal data is very important to us. Please refer to our privacy notice at:
https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7C616a2b26def04604363f08dd51cc0443%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638756658897869988%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=mvR3poV41LQyYVIjlRcrgAVFTkgkRzcgye9bnunJDms%3D&reserved=0<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7CWork.Skills.Admin%40

manchester.gov.uk%7C616a2b26def04604363f08dd51cc0443%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638756658897883330%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=fmdyzmzOzMHK%2FZLaVqxmvIurTy1hWEdu1RLCRJApVaA%3D&reserved=0> for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

Outlook

CONSULTATION RESPONSE: EIASCO/25/003

From Safeguarding MAN [redacted]
Date Fri 07/03/2025 11:32
To Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

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

Reference: EIASCO/25/003 - Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)
Location: Sister Plot C Site Manchester
Our Ref.: 2025-059

Thank you for consulting with the aerodrome safeguarding authority for Manchester Airport on the above Scoping Opinion request. We are content with the conclusion detailed in document EIA Screening and Scoping Report
Dated February 2025, Table 5.1: Environmental Disciplines to be Scoped Out of the EIA, Aviation.
Sincerely,

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

Aerodrome Safeguarding | Manchester Airport
www.magairports.com

Disclaimer

The information contained in this email and accompanying data are intended only for the person or entity to which it is addressed and may contain confidential and / or privileged material. If you are not the intended recipient of this email, the use of this information or any disclosure, copying or distribution is prohibited and may be unlawful. If you received this in error, please contact the sender and delete all copies of this message and attachments.

Any statements or email signatures contained in this email shall not bind MAG contractually unless specifically stated.

Please note that MAG monitors incoming and outgoing mail for compliance with its Information Security policy. This includes scanning emails for computer viruses.

For more information about the MAG Group please visit; http://www.magworld.co.uk

Our main operating entities are MAG Airport Limited, a private limited company, registered in England under Company Number 11748654, with the Registered Office at 6th Floor, Olympic House, Manchester Airport, Manchester, United Kingdom, M90 1QX; Manchester Airport PLC, a public limited company, registered in England under Company Number 01960988, with the Registered Office at Manchester, Professional Services Limited, PO BOX 532, Town Hall, Manchester, M60 2LA; Stansted Airport Limited, is a private limited company, registered in England under Company Number 01990920, with the Registered Office at Enterprise House, Stansted Airport, Bassingbourn Road, Essex CM24 1QW; East Midlands International Airport Limited, a private limited company, registered in England under Company Number 02078271, with the Registered Office at East Midlands Airport, Pathfinder House, Castle Donington, Derby, East Midlands, DE74 2SA; Manchester Airport Group US Holdings Inc, 101 N Wacker Dr STE 101A, Chicago, IL 60606.

Outlook

EIASCO/25/003 - Sister Plot C Site Manchester

From Laura Miller <laura.miller@manchester.gov.uk>
Date Thu 13/03/2025 08:55
To Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Hi Jennifer,

We have looked at the scoping opinion and agree with AQ, Noise and ground conditions being scoped in.

AQ -They said they have consulted us, but I am not aware of this. That being said we accept their proposals for assessment and EIA chapter.

Noise - consultation - it has been stated that Graeme was consulted on this one, we have no record of this consultation on our system so do not believe this to be the case (Graeme would have passed it to me if it has come in). That being said we accept their proposed methodology for the noise assessment. They have included the baseline noise data from their attended and unattended monitoring. It is not clear how the typical background has been calculated; this will need to be provided in the EIA report and should be inline with our guidance.

Ground Conditions - I have been involved in preliminary discussions with Civic Earth and have seen and commented on their PRA and SI reports. Further SI is pending to delineate hydrocarbon contamination associated with a former retort house. The EA are being consulted with regards to potential controlled waters issues. We accept their proposed methodology for the EIA chapter.

Kind Regards

Laura Miller (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: laura.miller@manchester.gov.uk
website: www.manchester.gov.uk
Telephone: 0161 234 1742
Internal: 31742

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

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

Please consider the environment before printing an e-mail

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****