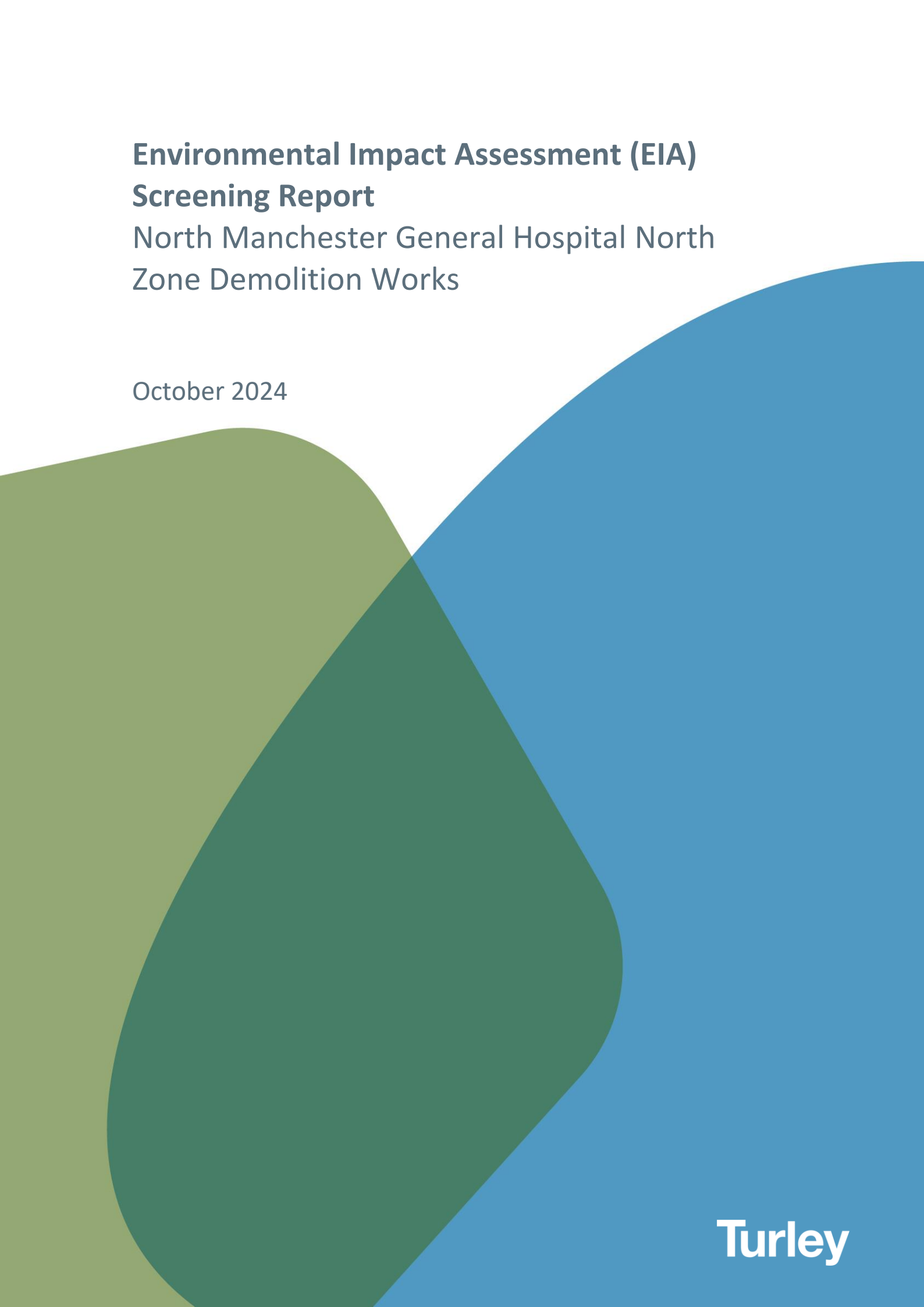




Environmental Impact Assessment (EIA) Screening Report

North Manchester General Hospital North Zone Demolition Works

October 2024

Turley

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Client

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Our reference

CENM3005

1. Introduction

- 1.1 Turley is acting on behalf of Manchester University NHS Foundation Trust (the 'Applicant') who are intending to submit a prior approval application for demolition of buildings with the North Manchester General Hospital (NMGH) campus (the 'Proposed Scheme') located off Delaunays Road, Crumpsall in northern Manchester (the 'Site').
- 1.2 NMGH is one of ten hospitals (and the largest) operated by the Applicant. The hospital has a full Accident & Emergency (A&E) department, which includes a separate paediatric A&E unit. It also offers a full range of general and acute surgical services and is the base for the region's specialist infection disease unit and home to the Applicant's main headquarters. In recent years, the hospital has undergone extensive work to improve its size and layout. The Site is approximately 1 hectare (ha) divided across 5 building areas and one contractor compound, and currently comprises a series of operational / part-operational buildings. The Site is defined on **Figure 1**.
- 1.3 This Environmental Impact Assessment (EIA) Screening Report has been prepared to accompany a request for a Screening Opinion from Manchester City Council (MCC) in accordance with Part 2 of The Town and Country Planning (EIA) Regulations 2017 (as amended)¹ (the 'EIA Regulations').
- 1.4 In accordance with Regulation 6, Paragraph 2 of the EIA Regulations, this report includes:
- A plan sufficient to identify the land (see **Figure 1**);
 - A description of the location of the development, including in particular;
 - A description of the physical characteristics of the development, and where relevant, of demolition works (set out within **Section 2**);
 - A description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected (see **Section 3**);
 - A description of the aspects of the environment likely to be significantly affected by the development (set out within **Section 6**);
 - To the extent of the information is available, a description of any likely significant effects of the development on the environment resulting from;
 - The expected residues and emissions and the production of waste, where relevant (see **Section 6**);
 - The use of natural resource, in particular soil, land, water, and biodiversity (see **Section 6**); and

¹ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). SI No. 571.

- Such other information or representations as the person making the request may wish to provide or make, including any features of the development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment (see **Section 6**).

1.5 Furthermore, this report has been prepared in line with Regulation 6, Paragraph 4 (including the criteria set out in Schedule 3) of the EIA Regulations and covered the following steps:

Identification of the characteristics of the development (**Section 2**)



Identification of the characteristics of the Site and surrounds (**Section 3**)



Taking into account the characteristics of the development and the Site and surrounds, identification of how Schedule 1 or 2 of the EIA Regulations applies (**Section 4**)



An explanation of how the Proposed Scheme has been appraised within this report and how this report sets out the consideration of likely environmental effects and in-combination effects (**Section 5**)



An appraisal of likely environmental effects, including the identification of any plain or easily achievable mitigation to avoid significant effects (**Section 6**)



An appraisal of likely in-combination effects (**Section 7**)

1.6 Where, through the appraisal of likely environmental effects, mitigation has been identified, this has been collated and set out within a Schedule of Mitigation, provided in **Appendix 1**.

1.7 As such, the information provided within this report is considered sufficient to allow MCC to adopt an informed Screening Opinion, in accordance with Regulation 6, Paragraph 2 of the EIA Regulations.

2. Characteristics of the Proposed Scheme

Demolition Site Area

- 2.1 This report has been based upon the Site boundary defined within **Figure 1**, which accounts for all temporary and permanent works associated with the Proposed Scheme. This ensures any appraisal of environmental effects accounts for all aspects of the Proposed Scheme.

Demolition Works

- 2.2 The following activities will be undertaken during demolition:
- Site securement, using barriers, fencing and / or hoardings to drop zones and local work areas;
 - Enabling works, including establishment of site accommodation and demolition compound(s), site clearance and topsoil stripping;
 - Verify service locations and disconnection of services and / or protection of existing infrastructure to be retained;
 - Asbestos abatement works and removal and disposal of any hazardous or contaminated materials;
 - Soft-strip all non-structural elements of buildings to be demolished;
 - Phased demolition of buildings on-Site including Waste storage, Staff Gym, Doctors Residence, Diabetes centre, Infectious Diseases Offices, Antenatal Building and Outpatients F Building;
 - Removal of foundations and ground remediation works, including removal of Japanese Knotweed; and
 - Site finishing, including removal of demolition material / debris, where appropriate, and import and spread of aggregate and implementation of fencing.
- 2.3 Drop zones and local work areas will be secured for security, health and safety purposes. Security measures will be implemented alongside securement, including the use of lighting and on-Site security personnel particularly in the vicinity of the site accommodation and demolition compound(s).
- 2.4 There will be specific areas for site accommodation and demolition compound(s), designated loading points, access gates and security barriers adjacent to the buildings to be demolished.
- 2.5 Where required, existing vegetation adjacent to the Staff Gym, Doctors Residence, Diabetes centre and Antenatal Building will be cleared and / or cut back to facilitate the demolition works.

- 2.6 Where required, existing utilities (water, gas, electricity and telecommunications) will be disconnected, capped and diverted. No utility reinforcements will be undertaken as part of the works.
- 2.7 No discharge from the demolition areas will be permitted to enter the existing surface water drainage system. If any dewatering of excavations is required, water will be required to discharge to the combined or foul water sewer.
- 2.8 The existing buildings / structures are to be demolished from the top down, primarily by mechanical means. No blasting is anticipated to be used. Ground slab, foundations, pits and other below ground obstructions will be removed.
- 2.9 Backfilling may be required. The appointed contractor(s) will provide grading certificates for all backfill materials and confirm the source of all materials proposed prior to commencing operations.
- 2.10 The appointed contractor(s) will take responsibility for inspecting and classifying all waste materials generated by the works and obtaining any necessary permits, licenses or notices. All material removal, handling and disposal will be in line with appropriate legislation and guidance (e.g. The Hazardous Waste (England and Wales) Regulations 2005² and CIRIA C811³).
- 2.11 The appointed contractor(s) will remove all asbestos from the Site as part of the demolition works. No intrusive demolition works, including soft strip, will commence until the appropriate asbestos abatement / control measures are approved. All Asbestos Containing Materials (ACM) identified will be removed by a competent and, where applicable, licensed contractor in accordance with legislative requirements (e.g. The Control of Asbestos Regulations⁴) and guidance (e.g. HSE Guidance Notes⁵).
- 2.12 On completion of the demolition works, the area will be cleared (e.g. any materials and debris generated will be removed). A level site will be left after the completion of the works, unless material is stockpiled for reuse on-Site.
- 2.13 Unless otherwise agreed with MCC, working hours would be 07:30 to 18:00 Mondays to Fridays and 08:30 – 14:00 on Saturdays (with no 'noisy' works i.e. percussive breaking, piling and earth works removal). No working is anticipated on Sundays and Public and Bank Holidays. Exceptions to these working hours may arise, for example, when abnormal loads are delivered / offloaded or in order to conduct specialist activities (e.g. service diversions). However, MCC will be notified should these circumstances arise.
- 2.14 The number of vehicles (including private car trips from the workforce, plant and Heavy Good Vehicles (HGVs)) will depend on the size and number of the vehicles operated by the appointed contractor(s). It has been assumed that the daily traffic flows will be less

² The Hazardous Waste (England and Wales) Regulations 2005 No. 894.

³ CIRIA (2023) Environmental good practice on site guide C811.

⁴ The Control of Asbestos Regulations No. 632.

⁵ HSE Control of Asbestos Regulations 2012. Approved Code of Practice and guidance.

than 25 movements per day. The demolition traffic is assumed to access the Site using Delaunays Road.

- 2.15 There is anticipated to be less than 25 on-Site workers during the demolition works.
- 2.16 All works will be undertaken in accordance with the Construction (Design and Management) Regulations 2015⁶. In addition, consent under Section 81 will be sought from MCC for the works. It is also anticipated that Best Practicable Means (BPM) will be adopted for the works.
- 2.17 A Demolition Environmental Management Plan (DEMP) will be developed and implemented by the appointed contractor(s) (and sub-contractors). The DEMP will include measures in line with relevant best practice guidance and standards, inclusive of:
- CIRIA C811;
 - CIRIA C670⁷;
 - CIRIA C532⁸ ;
 - Guidance for Pollution Prevention⁹;
 - Fire Prevention on Construction Sites: Joint Code of Practice¹⁰; and
 - British Standard 6031:2009 Code of Practice for Earthworks.
- 2.18 The DEMP will set out all of the relevant environmental management measures and controls, including (but not limited to):
- A stakeholder communications plan is to be developed and implemented before work commences on-Site. This is to include the provision of details for key contacts on the Site boundary and placement of notices to warn passers-by of the works;
 - Logging and responding to all environmental-related issues and complaints (e.g. with respect to dust, vibration, noise and lighting);
 - Regular monitoring of emissions from the works (e.g. with respect to dust, noise, etc.) and recording of results;

⁶ British Standard 6031:2009: Code of Practice for Earthworks.

⁷ CIRIA (2008) Site Health Handbook C670.

⁸ CIRIA (2001) Control of Pollution from Construction Sites (C532).

⁹ <https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/>.

¹⁰ Fire Protection Association (2023) Fire Prevention on Construction Sites: Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation.

- Recording of any exceptional incidents and the action taken to resolve the situation;
- Off-site roads to remain clean and clear of debris at all times during the works;
- Deliveries to the Site are to be only via the agreed access routes and during agreed working hours;
- Requirement for engines to be switched off on-Site when not in use, use of quieter plant, noise suppression equipment, regular plant maintenance and screening of plant (if required);
- Dust suppression using mist / spray. Spraying of spoil heaps, excavated material and other areas with water when conditions dictate. During the works, variable factors such as wind speed, wind direction, etc. will dictate the location of the dust suppression and it will be varied to suit the conditions;
- Effective wheel / body washing facilities to be provided and used;
- A road sweeper will be used as and when the need for road cleaning arises;
- Vehicles carrying waste material off-Site to be sheeted;
- Investigation of opportunities to minimise waste arisings at source, and where such waste generation is unavoidable, to maximise the recycling and re-use potential of materials; and
- No burning of waste will be undertaken on-Site.

Timescales

- 2.19 The demolition works are anticipated to take circa 18 months and it is envisaged that the works will be completed in separate phases.

3. Characteristics of the Site and Surrounding Area

Location and Setting

3.1 The Site forms a series of buildings for demolition set within the northern area of the existing and operational North Manchester General Hospital, set over five work parcels and one contractor compound:

- WP03: Doctors' Residences;
- WP03: Gym;
- WP03: Waste Transfer Building;
- WP05: Outpatients Building F;
- WP05: Diabetes and Endocrinology Centre;
- WP06: Substation 10;
- WP16: Antenatal Centre; and
- Compound: previously housing the Department of Infectious Diseases and Tropical Medicine, to the south of the main car park.

3.2 The Site is immediately bound: to the north by the NMGH car park; to the east by NMGH buildings and car parking, and a 40-80m strip of woodland; to the south by the rest of the NMGH campus, some of which is under demolition currently; and to the west by wider NMGH campus, and residential properties based on and around Delaunay's Road.

3.3 The surrounding area comprises the British Cables Company industrial estate (north), Hexagon Tower and associated car parking (north east), Salford Van Hire lorry park, residential properties centred around Waterloo Street, Charminster Drive and Lansdowne Road (south east, south and south west respectively), Crumpsall Park (south east), and residents located off Delaunays Road (north west).

Historic Land Use

3.4 The 1848 Ordnance Survey (OS) map¹¹ records the majority of the Site as agricultural land associated with the Bongs Estate. The northern part of the Site is shown to contain two reservoirs and a number of buildings. To the north-east of the Site, beyond the River Irk, lies Crumpsall Vale Dye Works, a Bleach Works and the village of Blackley.

¹¹ OS (1848) Lancashire XCVI (includes: Manchester; Middleton; Prestwich.). Six-inch to the mile. Surveyed 1844 to 1845.

The surrounding area is shown as predominantly agricultural land interspersed with farmsteads, hamlets and works.

- 3.5 The Manchester Workhouse was completed in 1858 and the Prestwich Union Workhouse was completed in 1869¹². These are both shown on the 1894 OS map alongside a building noted as 'Hospital' in the central part of the EIA Study Area. In the northern part of the EIA Study Area, the 1894 OS map records a reservoir and a number of buildings labelled as 'Chemical Works'.
- 3.6 The 1932 OS map¹³ records further development within the Site with a Nurses' Home in the north-east and buildings in the south-west (which later became Park House). By this time, the Manchester Workhouse had ceased to be a workhouse and was repurposed as the Crumpsall Institution (from 1930) and the Prestwich Union Workhouse was converted to Delaunays Hospital (in the 1920s).
- 3.7 In 1948, when the NHS was founded, the existing hospital complex in the southern part of the Site was retitled 'Springfield Hospital' and the former Delaunays Hospital in the northern part of the Site became 'Crumpsall Hospital'. The hospitals were unified in 1975 to become NMGH.
- 3.8 Since this time, buildings across the Site particularly in the south-west (once part of Springfield Hospital) and north-west (once the Prestwich Union Workhouse) have been demolished and modifications have been made to the remaining buildings within NMGH.

Summary of Key Characteristics of the Site and Surrounding Area

- 3.9 **Table 3.1** provides a summary of the key characteristics of the Site and surrounding area and any notable sensitive receptors on a technical topic-by-topic basis.

Table 3.1: Summary of key characteristics of the Site and surrounding area

Technical topic	Summary
Air quality	- The Site is not located within an Air Quality Management Area (AQMA). The nearest section the Manchester-wide AQMA is located at the junction of Ash Tree Road and Crescent Road, approximately 350m to the south-west. - The background air quality pollution maps¹⁴ indicate that air quality pollutant concentrations for nitrogen oxides (e.g. NO_x) and particulate matter (PM₁₀ and PM_{2.5}) within the vicinity of the Site are below the relevant Air Quality Strategy Objectives. - The Site is situated in an area where air quality is likely to be influenced by vehicle emissions on the surrounding roads and emissions from the Energy Centre within NMGH.

¹² OS (1894) Lancashire XCVI.SE (includes: Manchester; Middleton; Prestwich.). Six-inch to the mile. Surveyed 1889 to 1891.

¹³ OS (1934) Lancashire XCVI.15 (includes: Manchester; Middleton; Prestwich).

¹⁴ <https://uk-air.defra.gov.uk/>.

Technical topic	Summary
Archaeology	• There are no designated archaeological assets within the Site. • There is considered to be a high potential for 19th century archaeological remains to be encountered within the Site. Such remains are considered to be of low to medium importance (i.e. of local rather than national interest). As the Site was extensively developed and redeveloped during the 19th and 20th centuries, there is considered to be a low potential for any earlier archaeological remains to be present.
Artificial lighting	• Lighting installations are located at entrances / exists onto the surrounding road network, internal circulation roads, parking areas and building entrance areas. The lighting environment is considered to be representative of Environmental Zone E3 (an area of medium district brightness¹⁵).
Biodiversity	• There are no ecological designations within the Site. The nearest statutory designated site is the Rochdale Canal Special Area of Conservation (SAC) approximately 4.5km to the east. The Rochdale Canal SAC has been designated as it supports a significant population of floating water-plantain <i>Luronium natans</i> in a botanically diverse waterplant community which also holds a wide range of pondweeds <i>Potamogeton spp.</i> The Rochdale Canal is also designated as a SSSI. • There are two Local Nature Reserves (LNR) within 2km of the Site, the nearest of which is Boggart Hole Clough LNR 800m to the east, designated due to the mixture of mature woodland, grassland and lake habitats. Blackley Forest LNR is 910m to the north west, designated for its broadleaved and plantation woodland. • There are a number of non-statutory designated sites within the vicinity of the Site, the closest of which is Reservoirs at Harpurhey Site of Biological Importance (SBI), located approximately 738m south-east. This SBI has been designated due to the presence of rich aquatic flora and fauna with marginal reedbed, marsh and scrub habitats. • Habitats within the Site comprise buildings and hardstanding, interspersed with amenity grassland scattered trees. There are several areas of Deciduous Woodland, a Priority Habitat, located around the edges of the Site. • There is the potential for nesting birds and bats to be present on-Site. Bat emergence surveys undertaken on the buildings within the Site due to be demolished have not identified the presence of bat roosts¹⁶.

¹⁵ Institution of Lighting Professionals (ILP) (2021) Guidance Note 1 for the reduction of obtrusive light.

¹⁶ RSK (2024) North Manchester General Hospital Bat Emergence Survey Report (ref. 2486953).

Technical topic	Summary
	Japanese knotweed is present on-Site.
Built heritage	- There are no designated built heritage assets within the Site. - There are four Conservation Areas within 2.5km of the Site, the closest of which is Crumpsall Green Conservation Area situated circa 40m west. - There are three Registered Parks and Gardens within 2.5km of the Site, the nearest of which is Manchester General Cemetery (Grade II) located approximately 860m to the south-east. - There are numerous listed buildings within the vicinity of the Site. The nearest listed buildings are the Church of St. Matthew with St. Mary (Grade II) circa 160m west, Lower Crumpsall War Memorial Outside St. Thomas with St Mark's Church (Grade II) approximately 545m south-east and Church of St. Peter (Grade II*) circa 675m north-east. - There is one non-designated built heritage asset within the Site, Outpatients Department 'F', built in 1866-1870 as part of the Prestwich Union Workhouse.
Climate change	- As a number of the buildings on-Site are operational (with associated traffic movements) there are existing greenhouse gas emissions. - Under climate change projections there is anticipated to be an increase in winter precipitation, a decrease in summer precipitation and an increase in warm temperature extremes.
Ground conditions and contamination	- The Site is not subject to any geological designations. - The Site is situated within a coal mining reporting area but not located within a Development High Risk Area¹⁷. - Superficial deposits comprise Glacial Till across the majority of the Site with Glaciofluvial Sheet Deposits in the north-west. These superficial deposits are underlain by bedrock consisting of the Chester Formation¹⁸ beneath the majority of the Site, with the Manchester Marls Formation outcropping in the centre of the Site. - Public Health England website¹⁹ indicates that the Site lies within an area of elevated radon, with maximum radon potential 1% – 3%. - Potential contamination sources include the uncontrolled deposition of Made Ground during the construction / demolition of workhouse buildings and later buildings on-Site. There is also the potential for hazardous materials to be present on-Site associated with existing / former land uses.

¹⁷ <https://mapapps2.bgs.ac.uk/coalauthority/home.html>.

¹⁸ <https://www.bgs.ac.uk/>.

¹⁹ <https://www.ukradon.org/information/ukmaps>.

Technical topic	Summary
	Asbestos (Amosite and Chrysotile) is confirmed to be on-Site in several of the buildings to be demolished.
Noise and vibration	- The existing noise environment is likely to be dominated by road traffic noise from surrounding roads as well as plant noise associated with the operation of NMGH. - There is not anticipated to be any significant sources of vibration in the vicinity of the Site.
Major accidents and / or disasters	- There are no Control of Major Accidents and Hazards (COMAH) sites within the Site. However, there are three COMAH sites within 4.8km, the nearest of which is Manchester – Tennants Distribution Limited, 730m south. This is a lower tier COMAH site subject to the COMAH Regulations due to chemical installation – distribution activities at this site. - There are no Health and Safety Executive (HSE) Consultation Zones that cover the Site. - There is a moderate risk of Unexploded Ordnance being present within the Site. - The Site and its immediate environs are not subject to any substantial geological hazards (e.g. potential for landslides, etc.).
Microclimate (daylight, sunlight, overshadowing and wind)	- The existing buildings within the Site are up to three / four storeys in height. The existing buildings are unlikely to cause an obstruction to nearby residents and amenity spaces with respect to daylight / sunlight amenity levels. - The prevailing winds are from the south-west. Given the existing heights of buildings in this direction, it is not considered that unusually windy conditions are likely.
Socio-economics and human health	- There are currently employment opportunities on-Site associated with the operational buildings. NMGH currently provides over 2,000 jobs. - The percentage of economically active individuals within Manchester was 71.9% compared with 76.8% across the North West and 78.6% across Great Britain (as of April 2023 – March 2024). - The jobs density within Manchester is 1.25, compared with 0.84 across the North West and 0.87 across Great Britain (as of 2022). - The main sectors of employment within Manchester comprise Sector M: Professional, Scientific and Technical Activities (13.8%), Q: Human Health and Social Work Activities (12.4%) and N: Administrative and Support Service Activities (11.7%). Sector F: Construction represents 2.1% of employee jobs.

Technical topic	Summary
Townscape and views	- Analysis of Public Health England data²⁰ highlights several indicators for which Manchester has poorer health outcomes than recorded across Greater Manchester and nationally. Life expectancies for both men (76.4 years) and women (80.3 years) are lower in Manchester than recorded across Greater Manchester (respectively 78.1 and 81.7 years) and nationally (respectively 79.8 and 83.4 years). - The Site is not located within a National Park, National Landscape or other landscape designation. - There are no national or locally designated townscapes or views / visual corridors within the Site. - The Site lies within National Character Area (NCA) 55 Manchester Conurbation²¹, a predominantly urban NCA, comprising a coalescence of several large settlements. Its key characteristics include dense urban and industrial development crossed by a series of river valleys that weave through the urban fabric, flowing towards the lower-lying areas to the south and west. - There is a mix of architectural styles, age and quality of buildings within the Site and its surrounds. Whilst built development is the overriding characteristic, pockets of open space are present.
Transport and access	- Main access is from Delaunays Road to the north, with Crumpsall Way providing the key route into the Site. Access via Charminster Drive constitutes a secondary entrance / exit for NMGH and leads from Crescent Road to the south. - The nearest main A-roads are the A664 (Rochdale Way) and the A576 (Middleton Way), approximately 800m to the east and 1.3km to the west of the Site, respectively. The M60 motorway lies circa 2km to the north-west. - There are no National Trails within or in the vicinity of the Site. Public Rights of Way (footpaths no. 62 and 63) run to the west and south of the Site, respectively. There are other pedestrian routes within the Site and well established local routes in the surrounding area. - The closest National Cycle Network is Route 60, 600m to the east accessed via Waterloo Street. There is cycling infrastructure on the roads surrounding the Site, including cycle lanes on Waterloo Street. - There are a number of bus stops across the NMGH campus served by multiple routes which provide access to surrounding areas and Manchester city centre.

²⁰ Public Health England (2020). Local Authority Health Profiles 2019.

²¹ <https://publications.naturalengland.org.uk/publication/5989113924681728>.

Technical topic	Summary
	• There are two Metrolink stations within 1km of the Site, at Crumpsall and Abraham Moss tram stops, situated 800m and 960m to the west / south-west. respectively. These provide services to locations across Greater Manchester. • The nearest railway station is Manchester Victoria Station, 3.5km to the south. Services from this station serve locations within the North West and across England, Scotland and Wales. • The Site is located in an area with a Greater Manchester Accessibility Level (GMAL) rating of 6 due to its proximity to strong multi-model links across Greater Manchester.
Waste and resources	• Due to the on-Site uses a variety of wastes will be generated. including medical waste, kitchen / food waste, mixed recyclables, and green waste. • Limited resources are currently anticipated to be used in maintaining the existing buildings on-Site.
Water environment and flood risk	• There are no watercourses within the Site. The nearest main river is the River Irk circa 240m east. • All buildings within the Site currently connect to the combined network discharging both foul and surface water. • The superficial deposits underlying the Site (comprising Glacial Till and Glaciofluvial Sheet Deposits) are designated as a Secondary Undifferentiated and a Secondary A Aquifer, respectively. The underlying bedrock deposits (comprising the Chester Formation and the Manchester Marls Formation) are designated as a Principal Aquifer and Secondary B Aquifer, respectively. • The Site is not within a groundwater Source Protection Zone. • The Site is within Flood Zone 1, indicating a low risk of flooding from rivers and tidal sources (i.e. <0.1% annual probability of flooding)²². • The Site lies within the Conurbation Core Critical Drainage Area²³. The majority of the Site is classified to be at very low risk of surface water flooding, although there are areas which are categorised as being at low (i.e. 0.1% - 1.0% chance of flooding) medium (i.e. 1.0% - 3.3% chance of flooding) and high (>3.3% chance of flooding) risk of flooding from surface water sources²⁴. • The Site is considered to be at a low risk of flooding from canals and reservoirs (in case of catastrophic failure), groundwater, sewer and highway drainage sources.

²² <https://check-long-term-flood-risk.service.gov.uk/map>.

²³ JBA Consulting (2011). Manchester, Salford, Trafford Strategic Flood Risk Assessment.

²⁴ <https://check-long-term-flood-risk.service.gov.uk/map>.

4. Schedule of the Proposed Scheme

- 4.1 The Proposed Scheme as described in Section 2 has been considered against the development descriptions contained within Schedule 1 and Schedule 2 of the EIA Regulations.
- 4.2 The Proposed Scheme is not of a type listed in Schedule 1.
- 4.3 As established in **Section 3**, the Site is not located within a 'Sensitive Area'²⁵, within the meaning of the EIA Regulations. The thresholds set out within Schedule 2 should therefore be considered.
- 4.4 Under Schedule 2, the Proposed Scheme would be considered to fall under 10 (b) (ii) 'urban development projects'. The Proposed Scheme exceeds the relevant threshold / criteria as it comprises over 1ha of non dwellinghouse development.
- 4.5 As outlined within the EIA Regulations and Planning Practice Guidance (PPG), the exceedance of the threshold / criteria within Schedule 2 does not automatically mean that the Proposed Scheme is 'EIA Development', but rather that the *"...proposal needs to be screened by the local planning authority to determine whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required"*²⁶.
- 4.6 The selection criteria for Schedule 2 development are detailed within Schedule 3 of the EIA Regulations and are as follows:
- Characteristics of development;
 - Location of development; and
 - Types of characteristics of the potential impact.
- 4.7 The characteristics of the Proposed Scheme were set out in **Section 2** and the location of the Site in **Section 3**. The following sections consider the types and characteristics of the potential impacts, termed as an appraisal of likely environmental effects.

²⁵ Sites of Special Scientific Interest (SSSIs), European Sites (i.e. Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites), National Parks, the Broads, National Landscapes, World Heritage Sites and Scheduled Monuments.

²⁶ Planning Practice Guidance Paragraph: 017 Reference ID: 4-017-20170728.

5. Approach

Methodology for the Appraisal of Likely Environmental Effects

- 5.1 The appraisal of likely environmental effects set out in **Section 6** has been based on the description of the Proposed Scheme in **Section 2** and the baseline information presented within **Section 3**. The appraisal has focused on likely environmental effects and whether any of these are considered ‘significant’ at receptors.
- 5.2 In accordance with Regulation 4, Paragraph 2 (and expanded on in Schedule 4, Paragraph 4) of the EIA Regulations, the following environmental ‘factors’ have been considered:
- Population and human health;
 - Biodiversity;
 - Land, soil, water, air and climate;
 - Material assets, cultural heritage and the landscape; and
 - The interaction between the above factors.

Use of Mitigation

- 5.3 Regulation 6, Paragraph 2(e) allows for the identification of project specific measures to avoid or prevent significant adverse environmental effects, specifically stating:

“A person making a request for a screening opinion in relation to development where an application for planning permission has been or is proposed to be submitted must provide the following-...

...(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.”

- 5.4 As part of the appraisal presented in **Section 6**, mitigation measures have been considered. However, measures have only been included where they are specific, easily achievable and if there is a high degree of confidence in their effectiveness and implementation. A range of mitigation measures are identified in **Section 2** and where relevant these measures are referred to / developed with further detail as part of the appraisal of likely environmental effects presented in **Section 6**.

Appraisal of In-Combination Effects

- 5.5 In line with Schedule 3 of the EIA Regulations, the “*cumulation of the impact with the impact of other existing and/or approved development*” has also been taken into

consideration and is set out in **Section 7**. The consideration of cumulative effects is also noted in the PPG²⁷, which states:

“Each application (or request for a screening opinion) should be considered on its own merits. There are occasions, however, when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development”.

- 5.6 To identify ‘existing and/or approved development’ (‘Cumulative Projects’) for consideration of cumulative effects (termed as ‘in-combination effects’) with the Proposed Scheme, a review of the MCC planning portal²⁸, Nationally Significant Infrastructure Project (NSIP) register²⁹, Transport and Works Order Act application register³⁰ and Parliament Hybrid Bill registers³¹ has been undertaken.
- 5.7 To identify relevant Cumulative Projects, the following criteria have been used:
- Applications submitted within the last 5 years³²;
 - Projects within 1km of the Site boundary;
 - Projects of a relevant scale (e.g. NSIPs, Schedule 1 and 2 development³³);
 - Submitted applications not yet determined;
 - Applications with a resolution to grant planning permission;
 - Refusals subject to appeal procedures not yet determined; and
 - Approved applications either under construction or not yet implemented.
- 5.8 The following has then been considered to ensure that only those Cumulative Projects with the potential to have in-combination effects are taken forward:
- Is there likely to be a concurrent works with the Proposed Scheme?
 - Is there potential that the Proposed Scheme shares common sensitive receptors with the identified Cumulative Projects?
- 5.9 The list of Cumulative Projects identified for appraisal is outlined in **Section 7**.

²⁷ Paragraph: 024 Reference ID: 4-024-20170728.

²⁸ https://www.manchester.gov.uk/info/200074/planning/5865/planning_permission

²⁹ <https://infrastructure.planninginspectorate.gov.uk/projects/>

³⁰ <https://www.gov.uk/government/collections/twa-inspector-reports-and-decision-letters>

³¹ <https://infrastructure.planninginspectorate.gov.uk/projects/>

³² It is assumed applications submitted prior to this has been built out and operational.

³³ As listed in the 2017 EIA Regulations, as there is a potential for ‘likely significant effect(s)’ to occur.

- 5.10 At present, there is no widely accepted methodology or best practice for the appraisal of in-combination effects (especially at the EIA Screening stage). Therefore, a high-level appraisal has been completed, which identifies the potential for in-combination effects using receptors categories, defined by the 'factors' categories outlined in Regulation 4, Paragraph 2 (expanded on in Schedule 4, Paragraph 4) of the EIA Regulations (listed in Paragraph 5.2). The appraisal is not an in-combination assessment nor does it identify if the in-combination effect(s) is significant. Instead, it identifies where a potential in-combination effect may be present between the Proposed Scheme and the identified Cumulative Projects. The outputs of this appraisal are presented in **Section 7**.

6. Appraisal of Likely Environmental Effects

Preliminary Appraisal

- 6.1 Given the nature of the Site and the Proposed Scheme, a number of environmental effects are considered to be 'not significant' due to an absence of receptors, are not considered relevant to the Proposed Scheme or there are commonly occurring / standard mitigation measures. Such effects and the reason for their exclusion are listed below.

Air Quality

- **Disturbance from dust and particulate matter** – dust and particulate matter will be produced by demolition works. Such emissions will be managed through the implementation of a DEMP, inclusive of a Dust Management Plan, which will include dust control / prevention measures in-line with relevant guidance³⁴, such as screening, and spraying of spoil heaps. Therefore, disturbance from dust and particulate matter is unlikely to be significant.
- **Air quality emissions from non-road mobile machinery (NRMM)** – there will be emissions from NRMM on-Site during the demolition works. It is anticipated that combustion emissions from NRMM during demolition activities will be controlled through the implementation of a DEMP, with adherence to appropriate emission standards. Therefore, air quality emissions from NRMM are unlikely to be significant.
- **Changes in air quality pollutant concentrations due to demolition vehicle emissions** – the traffic flows associated with demolition set out in **Section 2** are anticipated to be less than the screening thresholds outlined in the joint Environmental Protection UK and IAQM guidance (i.e. <100 LDVs and <25HGVs³⁵). Therefore, changes in air quality pollutant concentrations due to demolition vehicle emissions are unlikely to be significant.

Artificial Lighting

- **Increases in light spill / glare from demolition activities** – there is anticipated to be task lighting to ensure safe working conditions (particularly during the winter months). However, given the presence of existing lighting sources around the Site along with the temporary nature of this lighting, there is unlikely to be a significant noticeable change experienced at nearby sensitive receptors. Controls will also be included within the DEMP, such as the avoidance of tall / wide beam lighting units and a reduction in lighting outside of working hours. Therefore, increases in light spill / glare from demolition activities are unlikely to be significant.

³⁴ Informed by Institute of Air Quality Management (IAQM) (2024) Guidance on the Assessment of Dust from Demolition and Construction (v2.2).

³⁵ The thresholds for requiring an air quality assessment in Environmental Protection UK and IAQM (2017) Land-Use Planning & Development Control: Planning for Air Quality for when the site is located within an Air Quality Management Area.

Biodiversity

- **Damage / degradation of designated ecological sites** – there are no designated ecological sites within or immediately adjacent to the Site. Due to the temporary nature of the works on-Site and the intervening distance and urban / built form between the Site and ecological sites, damage / degradation of designated ecological sites is unlikely to be significant.
- **Damage / degradation of ecologically valuable habitats** – the majority of habitats on-Site are of low ecological value. Whilst there will be a removal of trees as part of the works, the areas of woodland / trees across the wider NMGH campus will remain. Therefore, overall damage / degradation of ecologically valuable habitats is unlikely to be significant.
- **Spread of invasive species** – the Japanese knotweed identified on-Site will be remediated as part of the works under the DEMP. Therefore, the spread of invasive species is unlikely to be significant.

Climate change

- **Release of greenhouse gas emissions** – the demolition works have the potential to generate GHG emissions from the use of plant and machinery and demolition traffic. The exact likely emissions from demolition are unclear without full knowledge of machinery / plant being used. However, the emissions can be mitigated through direct emission reducing practices. Such measures will be detailed within the DEMP. Considering the scale of the demolition works and measures to be included in the DEMP, GHG emissions from demolition are considered to be limited in the context of overall emissions across Manchester and the wider region. Therefore, the release of greenhouse gas emissions is unlikely to be significant.
- **Increases in precipitation** – in terms of climate change resilience, the Site is located in an area of low flood risk from fluvial and tidal sources and a mix of very low – high risk of surface water flooding. Appropriate water management measures will be implemented as part of the DEMP. Therefore, effects related to increases in precipitation are unlikely to be significant.
- **High summer temperatures** – high temperatures may increase the risk of heat stress on demolition workers. It is anticipated that potential effects of high summer temperatures will be controlled through the implementation of a DEMP, which will include measures to reduce overheating risks, such as the provision of shaded areas, potable water supplies and suitable personal protective equipment (PPE). Therefore, effects related to high summer temperatures are unlikely to be significant.

Noise and Vibration

- **Disturbance from noise and vibration generated by demolition activities** – demolition noise and vibration can generally be controlled by measures included as part of the DEMP through adherence to Best Practicable Means and methods set out in British Standard 5228-1:2009 + A1:2014 Part 1 – Noise and Part 2 –

Vibration³⁶. The DEMP will include measures such as no use of blasting and time restrictions on noisy activities. Therefore, disturbance from noise and vibration generated by demolition activities are unlikely to be significant.

- **Disturbance from noise generated by demolition traffic** – demolition works will lead to a temporary increase of less than 25 two way HGV movements per day on the local road network, which will not represent a change of +25%, (and therefore a noise change of 1 decibel (dB) at receptors where road traffic noise is dominant). Therefore, disturbance from noise generated by demolition traffic is unlikely to be significant.

Major Accidents and / or Disasters

- **Major accidents associated with COMAH sites or hazard sites / pipelines** – there are no COMAH sites and it is also not subject to any HSE Consultation Zones. Therefore, effects related to major accidents associated with COMAH sites or hazard sites / pipelines.
- **Major accidents on the local road network** – there will be an increase in HGVs associated with the demolition works. However, there will be appropriate management / controls on HGVs and a low number of additional vehicles on the road network. Therefore, effects related to major accidents on the local road network are unlikely to be significant.
- **Major accidents as a result of hazardous waste** – any hazardous waste will be handled and disposed of as required by relevant legislation and guidance (such as The Control of Substances Hazardous to Health Regulations³⁷). Therefore, effects related to major accidents as a result of hazardous wastes are unlikely to be significant.
- **Major accidents as a result of unstable ground** – where required, temporary works will be undertaken to protect demolition workers and users of the wider NMGH campus, such as shoring of excavations, etc. All earth movements will be undertaken in accordance with relevant standards and guidance (e.g. British Standards 6031:2009 Code of Practice for Earthworks³⁸ and CIRIA report C572: Treated ground engineering properties and performance³⁹).
- **Natural disasters** – the probability, frequency and likelihood of natural disasters arising from climatic / geological occurrences (i.e. hurricanes and earthquakes) are considered to be very low due to the natural climatic / geological conditions of the UK. Therefore, effects related to natural disasters are unlikely to be significant.

Microclimate (daylight, sunlight, overshadowing and wind)

- **Changes in microclimatic conditions** – given the heights of the existing buildings

³⁶ British Standard 5228-1:2009 + A1:2014 Code of Practice for noise and vibration control on construction and open sites - Part 1 - Noise and Part 2 - Vibration

³⁷ The Control of Substances Hazardous to Health Regulations 2002 No. 2677 (as amended).

³⁸ British Standard 6031: 2009 Code of Practice for Earthworks.

³⁹ CIRIA (2002) Treated ground engineering properties and performance (C572).

being removed from the Site, there are anticipated to be limited changes in the wind environment and sunlight, daylight and overshadowing levels within and surrounding the Site. Therefore, effects related to microclimate are unlikely to be significant.

Socio-economics and Human Health

- **Loss of healthcare services** – Health services previously housed within the buildings to be demolished have been re-provided for elsewhere within the wider NMGH site. Therefore, the loss of healthcare services is unlikely to be significant.
- **Creation of additional jobs** – given the scale of the Proposed Scheme, the appointed contractor(s) is unlikely to need to take on significant additional staff in order to complete the works, nor will the activities result in a noticeable induced effect on the local community. Therefore, the creation of additional jobs is unlikely to be significant.
- **Community safety** – appropriate fencing / hoarding will be erected around the working areas / parcels within the Site. Appropriate crime prevention and safety measures (such as on-Site personnel, use of CCTV, etc.) will be implemented during demolition as part of the DEMP. Therefore, effects related to community safety are unlikely to be significant.

Transport and Access

- **Changes to traffic flows on the surrounding road network** – the demolition works will lead to a temporary increase of less than 100 LDVs and 25 HGV movements per day on the road network as a result to movement of plant / machinery / deliveries / waste. However, when compared to the existing traffic flows and considering the thresholds set out in IEMA's Environmental Assessment of Traffic and Movement guidance⁴⁰. Therefore, changes to traffic flows on the surrounding road network are unlikely to be significant.
- **Loss of public transport provision** – the Proposed Scheme will not result in any loss of the existing public transport provision that currently service the area and NMGH campus. Therefore, a loss of public transport provision is unlikely to be significant.

Waste and Resources

- **Use of resources** – natural resources will be utilised during the works. However, due to the modest scale of the Proposed Scheme, there is unlikely to be a reduction of resources at a regional / national scale. Therefore, the use of resources is unlikely to be significant.

Water Environment and Flood Risk

- **Changes to flood risk** – during the demolition works, there is a potential for changes to flood risk. However, as the Site currently comprises primarily of hardstanding, changes to flood risk during demolition as a result of increased impermeable surfaces will be limited. As part of the DEMP, flood risk control /

⁴⁰ IEMA (2023) Environmental Assessment of Traffic and Movement.

management measures will be included, such as appropriately siting / storing stockpiles of materials. Therefore, changes to flood risk are unlikely to be significant.

Appraisal

- 6.2 Where considered appropriate and warranted, a more detailed appraisal of a number of likely environmental effects is presented in **Table 6.1**.

Table 6:1 Appraisal of likely environmental effects

Likely effect	Sensitive receptor	Discussion of likely effect and any requirement for mitigation
Biodiversity		
Direct loss / disturbance to protected / notable species	Nesting birds Bats	The protected / notable species that were considered to be at the Site comprise nesting birds and bats. A DEMP will be implemented which will contain measures to control pollution, dust, noise and lighting impacts. Works will be undertaken in line with relevant British Standards and precautions (e.g. including toolbox talks with Site personnel to ensure ecological constraints of the Site are understood) will also be undertaken to avoid incursion of demolition plant / personnel into the adjacent habitats. The demolition works, including stockpiling of materials, vehicle parking and positioning of the compound and plant / machinery will be located within the existing hardstanding footprint (e.g. building footprints or car parking). The Bat Emergence Survey Report⁴¹ concludes that there is poor quality habitat for foraging and commuting, and a low level of bat activity on-Site. None of the buildings proposed for demolition had roosting bats at the time of the survey and a pre-check by a suitably qualified Ecological Clerk of Works (ECoW) will be undertaken prior to demolition starting. Should bats be found on-Site during demolition, works will immediately cease and advice will be sought from a suitably qualified ecologist. There is suitable habitat on-Site for nesting birds. It is anticipated that standard avoidance measures of vegetation clearance during the nesting bird season (March – October) or undertaking pre-clearance checks by an ECoW. Where active nests are found, working restrictions will be put in place. This will be documented in the DEMP. Therefore, direct loss / disturbance to protected / notable species is unlikely to be significant.
Ground Conditions and Contamination		
Exposure to existing on-Site hazardous materials (e.g.	Demolition workers Local residents	Asbestos (Amosite and Chrysotile) is confirmed to be on-Site in several of the buildings proposed to be demolished. The Construction Phase Plan, required under the Construction (Design and Management) Regulations 2015, will outline in detail how these works will be safely managed on-Site. ACM will be removed

⁴¹ RSK, July 2024

Likely effect	Sensitive receptor	Discussion of likely effect and any requirement for mitigation
asbestos) and historic contamination and mobilisation of sediments	Users of the wider NMGH campus Waterbodies (both surface and ground)	prior to the demolition works starting by suitably qualified, competent and accredited specialists. All works will be undertaken in accordance with relevant legislation and guidance, such as The Control of Asbestos Regulations 2012⁴² and the HSE's Control of Asbestos Regulations 2012. Approved Code of Practice and guidance⁴³. Demolition will include grubbing out of foundations associated with the buildings for demolition which could release contaminants. However, appropriate strategies / protocols will be put in place in line with relevant legislation and best practice for all activities to protect demolition workers, local residents, users of the wider NMGH campus and surface and groundwater from exposure to any contaminated material which is unexpectedly encountered / mobilised / released. All demolition works will be provided with appropriate Personal Protection Equipment (PPE) and all works will be undertaken in accordance with risk assessments and method statements. Demolition activities have the potential to cause the release of physical contaminants (i.e. sediments). However, through a commitment to standard demolition pollution controls (e.g. adherence to CIRIA's Control of water pollution from construction sites⁴⁴ that will be implemented as part of a DEMP, the occurrence of localised contamination will be minimised. Therefore, exposure to existing on-Site hazardous materials and historic contamination is unlikely to be significant.
Accidental pollution from demolition activities	Demolition workers Local residents Users of the wider NMGH campus	Throughout demolition, there is a potential for spillages (such as oil, fuel, cement, chemicals etc.), soil erosion or the generation of suspended solids during demolition activities which could affect the aforementioned sensitive receptors. However, all demolition activities will be undertaken in line with all appropriate guidance, including Guidance for Pollution Prevention (GPPs). Preventive / control measures set out that will be included within a DEMP include: • Use of bunded storage;

⁴² The Control of Asbestos Regulations 2012 No. 632.

⁴³ HSE (2013) Control of Asbestos Regulations 2012. Approved Code of Practice and guidance.

⁴⁴ CIRIA (2001) Control of water pollution from construction sites (C632).

Likely effect	Sensitive receptor	Discussion of likely effect and any requirement for mitigation
	Waterbodies (both surface and ground)	• Designated wheel washing areas; • Provision of emergency spill kits; and • Screening stockpiles of materials. Therefore, accidental pollution from demolition activities is unlikely to be significant.
Potential risks from ground gas	Demolition workers	Due to the areas of Made Ground present, there is potential for ground gas issues to be present on-Site and demolition activities could provide a pathway for this gas to be released.
	Local residents	During demolition, the potential risks from ground gases are to be dealt with by the appointed contractor(s) in accordance with health and safety legislation. In addition, the DEMP will contain appropriate measures, such as:
	Users of the wider NMGH campus	• The use of appropriate PPE; • Monitoring equipment, safe-entry procedures; and • Use of Respiratory Protective Equipment (RPE), where required. Therefore, potential risks from ground gas are unlikely to be significant.
Built Heritage		
Changes in the setting of heritage assets and loss of non-designated heritage assets	On-Site non-designated heritage assets to remain (e.g. Crumpsall Infirmary and Manchester Workhouse) and other heritage assets in the surrounding area	There are no designated heritage assets located on-Site. The non-designated heritage assets of Crumpsall Infirmary and Manchester Workhouse are located in proximity to the Site. There are also a number of other heritage assets, including Listed Buildings and Conservation Areas in the surrounding area. During demolition, the works will give rise to a change in the character within the Site and therefore is likely to be some change in the setting of heritage assets. However, due to the highly urban nature of the NMGH campus and the poor quality / modern nature of many of the buildings to be demolished, effects are not considered to be significant. It is envisaged that temporary fencing / hoarding will be erected around the working areas, where necessary. This will help to screen low level demolition activities. In addition, the adoption of general site tidiness and sensible layout (which will be outlined in the DEMP), will help to mitigate adverse changes to the setting of assets.

Likely effect	Sensitive receptor	Discussion of likely effect and any requirement for mitigation
	Outpatients Building F	Outpatients Building F is to be removed. However, this building is the only one proposed for demolition that is considered to have limited heritage value, albeit it has been altered from its original design. In addition, as the original Prestwich Union Workhouse complex no longer stands, the building does not have the context of its original surroundings and does not contribute to the group value of other historic buildings in the wider NMGH campus. Therefore, changes in setting of heritage assets and loss of non-designated heritage assets are unlikely to be significant.
Archaeology		
Loss / disturbance to below ground heritage assets	Unknown below ground heritage assets	The Site is considered to have the potential for archaeological interest that could be impacted by removal of foundations and site levelling activities. However, as the Site has been heavily disturbed since the 19th century, with multiple developments / redevelopments, it is considered that potential for buried archaeology is unlikely, and any assets that do remain are likely to be of low (local) value. Where archaeology is encountered, archaeological mitigation measures will set out in the DEMP. Therefore, the loss / disturbance to below ground heritage assets is unlikely to be significant.
Townscape and Visual		
Changes to townscape character and views	Site townscape character Visual receptors (including users of the wider NMGH campus, local residents, road users, pedestrians and cyclists)	As outlined in Section 3, the Site does not lie within a designated townscape area nor does it lie within a protected view / visual corridor. The demolition of the buildings on-Site will result in a change to the current baseline situation through the phased removal of built form and vegetation and the introduction of plant. However, the Site is situated within a predominantly urban environment and there are a range of construction activities occurring in the vicinity of the Site. In addition, the quality of the townscape is mixed. The presence of machinery and plant on-Site (specifically tall machinery), demolition activities and temporary structures alongside the increased noise, traffic and dust associated with the works may be perceived negatively and it is considered that static receptors will experience a greater effect than transient receptors. However, such effects will be temporary.

Likely effect	Sensitive receptor	Discussion of likely effect and any requirement for mitigation
		In addition, temporary fencing / hoarding will be erected around the perimeter of the working areas. This will help to screen low-level activities. In addition, the adoption of general Site tidiness and sensible layout (which will be defined in the DEMP), would all help to mitigate adverse changes. Following the completion of demolition, the areas will be left covered in aggregate and all temporary structures will be removed. There is anticipated to be a change from the baseline due to the removal of built form and vegetation within the Site, which will be experienced by a number of sensitive receptors at different locations. Overall, changes to townscape and views are unlikely to be significant.
Waste and Resources		
Increased demand / pressure on local waste facilities	Local waste treatment / disposal facilities	Waste will be generated during the demolition works, the main sources of which will be removal of asbestos from the buildings, demolition of building structures, and removal of arisings where re-use cannot take place. The appointed contractor(s) will be required to investigate opportunities to minimise waste arisings at source and, where such waste generation is unavoidable, to maximise the recycling and re-use potential of demolition materials. The overall volume generated is also not considered to be significant in the context of all construction, demolition and excavation waste generated across Greater Manchester given the relatively modest scale of the buildings. Waste management and disposal activities would be undertaken in compliance with necessary waste regulations. Loads will only be deposited at authorised waste treatment and disposal sites. Deposition will be in accordance with legal requirements⁴⁵. To prove the correct depositing of excavated material and to prevent the occurrence of fly- tipping, a waste transfer docket system will be used. Therefore, increased demand / pressure on local waste facilities is unlikely to be significant.

⁴⁵ e.g. Waste Regulations 2011, The Environmental Protection Act 1990, The EU Landfill Directive, H3: Hazardous Waste Regulations 2005.

7. In-Combination Effect Appraisal

Cumulative Projects Identification

- 7.1 In line with the methodology set out within **Section 5**, six Cumulative Projects are considered to meet the selection criteria for in-combination effects. These are listed in **Table 7.1**.

Table 7.1: Cumulative Projects identified for appraisal

Ref.	Application number / location / description	Status	Distance / direction from Site
1	New House Western Road 139865/FO/2024 Provision of a vehicular and pedestrian access road between Central Drive and Ellis Road with associated footpaths, patient drop off area outside the adult mental health inpatient unit, six no. accessible car parking bays and the creation of an egress point from the existing car parking area to the north-west, including landscaping and associated works	Approved	Within NMGH campus
2	New Park House 128563/FO/2020 Erection of part single, part two storey building to form 150-bed adult mental health inpatient unit (AMHU) with associated access, parking, soft and hard landscaping, following demolition of existing buildings	Under construction	Within NMGH campus
3	Northern Zone Multi-Storey Car Park 128905/FO/2020 Erection of a multi-storey car park and cycle hub (1,025 car parking spaces) in association with NMGH and associated enabling works comprising the demolition of five existing buildings; the provision of two areas of temporary car parking; service diversion works; landscaping and other associated works	Under construction	Within NMGH campus
4	North Manchester General Hospital Waste Compound Relocation 140631/FO/2024 Relocation of existing waste compound to a purpose-built facility off Crescent Drive within the	Approved	Within NMGH campus

Ref.	Application number / location / description	Status	Distance / direction from Site
	southeast corner of site comprising the erection of a single storey modular building for staff amenity facilities (including a canopy extension to cover waste storage area), free-standing canopy to cover waste and cardboard compactors, dedicated bin storage areas, tug charging point, box van parking spaces, a bin wash and spill kit station and vehicular and pedestrian access from Crescent Drive.		
5	North Manchester Business Park 118538/OO/2017 Outline application for development comprising: Erection of a commercial vehicle MOT and maintenance facility and provision of associated vehicle storage area with all matters to be considered, together with an outline application with all matters reserved except for means of access for up to 87,537m ² of employment uses (B1/B2/B8)	Part operational / part under construction	Adjacent to the Site
6	Parkhill Avenue, Crumpsall 139946/FO/2024 Erection of 9 no. two storey residential dwellinghouses and a four storey building comprising 15 one-bedroom apartments together with associated car parking and landscaping	Approved	Circa 200m north

- 7.2 It is noted that the wider NMGH campus is the subject of a Strategic Regeneration Framework (SRF) for redevelopment, including a new acute hospital⁴⁶. However, at this stage, no request for a Screening / Scoping Opinion or planning application has been submitted for this project(s) and as such there is not considered to be sufficient information to enable a meaningful consideration of potential in-combination effects and therefore it has been discounted from further appraisal within this report.

Appraisal

- 7.3 In accordance with the approach outlined in **Section 5**, the in-combination appraisal has been categorised into receptor categories, defined by the 'factors' categories outlined in Schedule 4, Paragraph 4 of the EIA Regulations. This is provided in **Table 7.2**.

⁴⁶ Manchester University NHS Foundation Trust and MCC (2021) North Manchester General Hospital Site Redevelopment Programme. Strategic Regeneration Framework.

Table 7.2: In-combination appraisal

Receptor category	Cumulative Project					
	1	2	3	4	5	6
Population and human health	✓	✓	✓	✓	✓	✓
Biodiversity	✓	✓	✓	✓	✓	✓
Land	X	X	X	X	X	X
Soil	X	X	X	X	X	X
Water	✓	✓	✓	✓	✓	✓
Air	X	X	X	X	X	X
Climate	✓	✓	✓	✓	✓	✓
Material Assets	X	X	X	X	X	X
Cultural Heritage	✓	✓	✓	✓	✓	✓
Townscape	✓	✓	✓	✓	✓	✓

Key

✓ – indicates a potential in-combination effect

X – indicates where a potential in-combination effect is considered unlikely

? – indicates where there is uncertainty if a potential in-combination effect is likely

- 7.4 As shown in **Table 7.2**, there is the potential for in-combination effects on population and human health, biodiversity, water, climate, cultural heritage and townscape receptor groups for all Cumulative Projects.

Population and Human Health

- 7.5 The environmental effects identified within **Section 6** relate to disturbance and nuisance arising from demolition activities.
- 7.6 It has been assumed that all Cumulative Projects are subject to a DEMP / Construction Environmental Management Plan (CEMP) (or equivalent), which is being implemented as a mitigation mechanism. Therefore, it is likely that the demolition and any overlapping construction environmental effects would be duly managed.
- 7.7 For all Cumulative Projects there are also potential interactions on shared receptors in relation to socio-economic issues (e.g. employment).

Biodiversity

- 7.8 Given the environmental effects identified within **Section 6**, potential effects arising from the Proposed Scheme are limited to nesting / breeding birds and bats.
- 7.9 As identified within **Section 6**, biodiversity effects during demolition can be managed and controlled through the adoption of standard best practices measures secured through the submission of a DEMP / CEMP (or equivalent). It has been assumed that relevant Cumulative Projects are subject to a DEMP / CEMP (or equivalent). Therefore, it is likely that the environmental effects on ecological species would be duly managed.

Water

- 7.10 The environmental effects identified within **Section 6** relate to potential pollution of surface and groundwater bodies.
- 7.11 As identified within **Section 6**, water-related effects during demolition can be managed and controlled through the adoption of standard best practices measures secured through the submission of a DEMP / CEMP (or equivalent). It has been assumed that relevant Cumulative Projects are subject to a DEMP / CEMP (or equivalent). Therefore, it is likely that environmental effects on waterbodies would be duly managed.

Climate

- 7.12 The climatic system is not geographically constrained, and the Proposed Scheme and the Cumulative Projects will result in some level of effect on the climate, even where they are negligible in isolation.
- 7.13 It should be noted that significant effects to these receptors have not been identified in the appraisal of effects from the Proposed Scheme in isolation and each identified project would be required to include its own suitable mitigation, where possible, if adverse effects are anticipated.

Cultural Heritage

- 7.14 Whilst, it is considered that there is a potential for in-combination effects to occur, given the separation of the Sites from each other (with vegetation and built form) and the wider urbanised environment, it is assumed that these would be experienced independently to each other. In addition, it is considered that changes to setting are likely to be seen within the context of the recently completed and approved applications for development.

Townscape

- 7.15 The wider townscape is varied in terms of quality, age and character. In addition, it is considered that changes to character and views are likely to be seen within the context of the recently completed and approved applications for development.

8. Summary

- 8.1 This EIA Screening report has been prepared in order to obtain a Screening Opinion from MCC in accordance with Part 2 of the EIA Regulations and has been prepared in order to provide all information required to support MCC in reaching their Screening Opinion, as set out in Regulation 6, Paragraphs 2 and 4 of the EIA Regulations.
- 8.2 The characteristics of the Proposed Scheme and the Site and surrounds have been set out within **Sections 2** and **3** respectively. Both sections have been used to inform the appraisal of likely environmental effects arising from the Proposed Scheme (**Section 6**) in line with the methodology defined within **Section 5**, with specific consideration of mitigation, in line with Regulation 6, Paragraph 2(e) of the EIA Regulations and best practice. A high-level appraisal of potential cumulative effects has been provided within **Section 7**.
- 8.3 In accordance with Regulation 6, Paragraph 6(a) of the EIA Regulations, MCC has three weeks within which to provide a Screening Opinion, from the date of receipt of this request.
- 8.4 Regulation 5, Paragraph 5 of the EIA Regulations outlines the required contents of the Screening Opinion, which is reproduced below:

“(5) Where a relevant planning authority adopts a screening opinion under regulation 6(6), or the Secretary of State makes a screening direction under regulation 7(5), the authority or the Secretary of State, as the case may be, must—

(a) state the main reasons for their conclusion with reference to the relevant criteria listed in Schedule 3;

(b) if it is determined that proposed development is not EIA development, state any features of the proposed development and measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment; and

(c) send a copy of the opinion or direction to the person who proposes to carry out, or who has carried out, the development in question.”

Figure 1: Site Boundary

Appendix 1: Schedule of Mitigation

Purpose

In line with Regulation 6, Paragraph 2(e) of the EIA Regulations project specific measures to avoid and / or prevent significant adverse environmental effects (i.e. mitigation measures) have been considered when appraising likely environmental effects. The EIA Regulations state that the inclusion of such measures and the extent to which they avoid and / or prevent adverse environmental effects should be considered by MCC when formulating a Screening Opinion.

In order to support MCC, the mitigation measures identified within **Section 6** have been collated into a single Schedule of Mitigation set out below. The aim of the Schedule is to provide confidence to MCC that the mitigation identified is sufficient to avoid or prevent significant adverse effects and thus validate the determination of likelihood of significant effects as concluded within **Sections 6 and 7**.

It is envisaged that the mitigation outlined delivered / implemented by the Applicant and appointed contractor to control the environmental impacts identified.

Schedule of Mitigation

Mitigation measure	Responsibility	Detail of mitigation
Demolition Environmental Management Plan (DEMP)	Appointed contractor	A DEMP should be prepared by the appointed contractor(s) in advance of commencing demolition works. The document should provide detailed measures / controls to avoid and effectively manage potential adverse effects upon the environment. A DEMP should include measures in line with all relevant legislation, government and industry standards, codes of practice and best practice measures, inclusive of but not limited to: • CIRIA C811; • CIRIA C670; • CIRIA C532; • Guidance for Pollution Prevention; • Fire Prevention on Construction Sites: Joint Code of Practice; • British Standard 6031:2009 Code of Practice for Earthworks. Measures to be outlined within the DEMP include: • A stakeholder communications plan is to be developed and implemented before work commences on-Site. This is to include the provision of details for key contacts on the Site boundary and placement of notices to warn passers-by of the works; • Logging and responding to all environmental-related issues and complaints (e.g. with respect to dust, vibration, noise and lighting); • Regular monitoring of emissions from the works (e.g. with respect to dust, noise, etc.) and recording of results; • Recording of any exceptional incidents and the action taken to resolve the situation; • Off-Site roads to remain clean and clear of debris at all times during the works; • Deliveries to the Site are to be only via the agreed access routes and during agreed working hours;

Mitigation measure	Responsibility	Detail of mitigation
		• Requirement for engines to be switched off on-Site when not in use, use of quieter plant, noise suppression equipment, regular plant maintenance and screening of plant (if required); • Dust suppression using mist / spray. Spraying of spoil heaps, excavated material and other areas with water when conditions dictate. During the works, variable factors such as wind speed, wind direction, etc. will dictate the location of the dust suppression and it will be varied to suit the conditions; • Effective wheel / body washing facilities to be provided and used; • A road sweeper will be used as and when the need for road cleaning arises; • Vehicles carrying waste material off-Site to be sheeted; • Investigation of opportunities to minimise waste arisings at source, and where such waste generation is unavoidable, to maximise the recycling and re-use potential of materials; • No burning of waste will be undertaken on-Site; • Adherence to appropriate combustion emissions from NRMM; • Lighting controls, such as the avoidance of tall / wide beam lighting units and a reduction in light outside of working hours; • Remediation of Japanese knotweed; • Direct emission reducing practices during the works; • Appropriate water management practices during the works; • Provision of shaded areas, potable water supplies and suitable PPE; • No use of blasting; • Time restrictions on noisy activities; • All earth movements to be undertaken in line with relevant standards and guidance (e.g. CIRIA C572 Treated ground engineering properties and performance); • Implementation of appropriate crime prevention and safety (such as on-Site personnel, use of CCTV, etc.);

Mitigation measure	Responsibility	Detail of mitigation
		• Flood risk control / management measures, such as appropriately siting / storing stockpiles of materials; • Ecological measures to include toolbox talks with Site personnel to ensure the ecological constraints of the Site are understood and avoidance of the incursion of demolition plant / personal into the adjacent habitats; • Pre-check of buildings prior to demolition by a suitably qualified ECoW. Should bats be found on-Site during demolition, works will immediately cease and advice will be sought from a suitably qualified ecologist; • Standard avoidance measures of vegetation clearance during the nesting bird season (March – October) or undertaking pre-clearance checks by an ECoW. Where active nests are found, working restrictions will be put in place; • Use of risk assessments and method statements during the works; • Use of standard demolition pollution controls and adherence to appropriate guidance, including the Guidance for Pollution Prevention. This will include the use of bunded storage, designated wheel washing areas, provision of emergency spill kits and screening of stockpiles of materials; • Use of monitoring equipment and RPE, where required; • Adoption of general site tidiness and sensible layout; • If unexpected archaeology is identified, advice should be sought from a suitably qualified archaeologist before works progress; and • Waste management and disposal activities would be undertaken in compliance with necessary waste regulations. Loads will only be deposited at authorised waste treatment and disposal sites. Deposition will be in accordance with legal requirements. To prove the correct depositing of excavated material and to prevent the occurrence of fly-tipping, a waste transfer docket system will be used.
Construction Phase Plan		A Construction Phase Plan will be prepared under the Construction (Design and Management) Regulations 2015. This will set out health and safety procedures during the works, specifically with respect to the identification and removal of ACM from the buildings proposed to be demolished. ACM will be removed prior to the demolition works starting by suitably qualified, competent and accredited specialists. All works will be

Mitigation measure	Responsibility	Detail of mitigation
		undertaken in accordance with relevant legislation and guidance, such as The Control of Asbestos Regulations 2012 and the HSE's Control of Asbestos Regulations 2012. Approved Code of Practice and guidance.

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