

Appendix 2.4 –EIA Scoping

Opinion: Summary of Comments, Responses and Updates

EIA Scoping Opinion – Summary of Comments and Responses

Discipline	EIA Screening and Scoping Opinion Comment	Response
Topics Scoped Out		
Broadband Connectivity	Broadband connectivity can be scoped out of the EIA. The planning application should be supported by a suitable assessment.	A Broadband Connectivity Assessment has been prepared by Pager Power and submitted as part of this Application.
TV Reception	TV reception can be scoped out of the EIA. The planning application should be supported by a suitable assessment.	A Terrestrial Television Baseline Survey Report and Desk-Based Satellite Television Interference Assessment have been prepared by Pager Power, and submitted as part of the Application.
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.	A Flood Risk Assessment and Drainage Strategy have prepared by Civic, and submitted as part of the Application.
Archaeology	Archaeology can be scoped out of the EIA. The planning application should be supported by a suitable desk based assessment.	An Archaeological Assessment has been prepared by BWB and submitted as part of this Application.
Ecology	Ecology can be scoped out of the EIA. The planning application should be supported by a suitable assessment.	An Ecological Impact Assessment has been prepared by Tyler Grange, and submitted as part of the Application.
Topics Scoped In		
Transport	There would need to assessment peak-period road network, road safety, public transport, walking and	Peak-period assessment – comment noted and acknowledge that requested for the Transport Assessment and, not the ES. The

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	<p>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.</p> <p>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.</p> <p>Details on any proposed highways modifications and integration with future MCC Highways schemes would also need to be fully assessed.</p> <p>There are also detailed comments on the site layout and highway works as set out in the Highway note.</p>	<p>Transport Assessment (Appendix 14.8 – ES Volume 3) has been prepared accordingly.</p> <p>TfGM comments - comments noted and acknowledge. The Transport Assessment (Appendix 14.8 – ES Volume 3) has been prepared accordingly.</p> <p>At this stage, there is insufficient information available on to allow these to be considered and assessed. It is assumed that future proposals being referred to relate to London Road. In addition, no considered necessary to carry out detailed traffic assessment as trip impact is so low.</p> <p>These comments are noted, and the Proposed Development has been prepared / designed accordingly.</p>
Noise and Vibration	<p>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.</p>	<p>The representative background noise levels have been determined by a statistical analysis. The graphs to support this were not included in the survey report included with the Scoping Opinion but are included in the noise and vibration ES chapter.</p> <p>Comments suitably assessed and covered in the noise and vibration ES chapter.</p>
Heritage (EIA Scoping: Appendix 5 – Draft Viewpoint Plan)	None.	<p>Following engagement with Historic England (HE), an additional heritage view has been included (viewpoint 19). HE requested an additional view closer up to Hollaway Wall (possible outside the Marriot Hotel, opposite the Wall). This has been actioned and included accordingly.</p>

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		It should be noted that this additional viewpoint is for heritage only, and is not a TVIA viewpoint.
Committed Developments	The committed developments summarised in Appendix 2 of your Scoping Report appears to be acceptable.	<p>The list of committed developments submitted at EIA Screening and Scoping stage has been reviewed and updated to reflect any changes during this time. The updates identified are as follows:</p> <ul style="list-style-type: none"> • Niven Street – construction commenced (Q4 2024) • One Medlock Street – Construction commenced (Q2 2025 – May) • Viadux Phase 2 – resolution to grant at Planning Committee (March 2025) • 2-4 Whitworth Street - resolution to grant at Planning Committee (March 2025) • First Street Plot 9b - resolution to grant at Planning Committee (March 2025) • Energy Centre – application approved January 2025 • Sparkle Street - resolution to grant at Planning Committee (November 2024) • Manchester Digital Campus – application approved February 2025. • Mayfield Plots J and K – application submitted December 2024. Awaiting determination. • Faraday Tower (demolition) – awaiting validation. <p>All EIA disciplines have reviewed the updated committed developments list (included at Appendix 2.3) and concluded that these changes do not alter the assessments and conclusions made within their respective EIA technical chapter.</p>

EIA Scenarios (Scoping vs Assessment Undertaken)

The below table identifies where scenarios to be assessed have been amended since the EIA Screening and Scoping stage (in comparison to those assessed as part of this EIA); where amended a supporting rationale is provided.

Discipline	Scenarios to be tested as per Scoping Report (February 2025)	Scenarios tested in ES (May 2025)	Rationale for difference
Townscape and Visual Impact	Scenario 1	Assessed in line with EIA Scoping.	n/a
	Scenario 2	Not Assessed	Scenarios 2, 3 identified as to be assessed within the EIA Scoping Report. As Scenario 5 was deemed the “worst case scenario”, Scenarios 2, 3 were not assessed.
	Scenario 3	Not Assessed	
	Scenario 4	Not Assessed	Scenarios 4 identified as to be assessed within the EIA Scoping Report. As Scenario 7 was deemed the “worst case scenario” (with IDM Masterplan included). Scenarios 4 not assessed.
	Scenario 5	Assessed in line with EIA Scoping.	n/a
	Scenario 6	Assessed in line with EIA Scoping.	n/a
	Scenario 7	Assessed in line with EIA Scoping.	n/a
	Scenario 8	Not Assessed	Scenario 8 identified as to be assessed within the EIA Scoping Report. As Scenario 5 was deemed the “worst case scenario”, Scenario 8 not assessed.
Heritage	No change from EIA Scoping.		

Discipline	Scenarios to be tested as per Scoping Report (February 2025)	Scenarios tested in ES (May 2025)	Rationale for difference
Noise and Vibration	Scenario 1	Assessed in line with EIA Scoping.	
	Scenario 2	Assessed in line with EIA Scoping.	
	Scenario 3	Assessed in line with EIA Scoping.	
	Scenario 4	Not Assessed	Scenario 4 identified as to be assessed within the EIA Scoping Report. Not assessed as Phase B (not included in scenario 4) forms part of the IDM Masterplan. Scenario 7 represents the worst case scenario (with IDM Masterplan + Cumulative included, plus all phases of the Proposed Development).
	Scenario 5	Assessed in line with EIA Scoping.	n/a
	Scenario 6	Assessed in line with EIA Scoping.	n/a
	Scenario 7	Assessed in line with EIA Scoping.	n/a
	Scenario 8	Assessed in line with EIA Scoping.	n/a
Daylight Sunlight and Overshadowing	Scenario 1	Assessed in line with EIA Scoping.	n/a
	Scenario 2	Assessed in line with EIA Scoping.	n/a
	Scenario 3	Not Assessed	Scenario 3 identified as to be assessed within the EIA Scoping Report. No committed developments which are of sufficient massing and sufficiently proximity to the Site to

Discipline	Scenarios to be tested as per Scoping Report (February 2025)	Scenarios tested in ES (May 2025)	Rationale for difference
			<p>have an in combination effect with the Proposed Development, these scenarios are no longer required.</p> <p>On that basis, none will affect the conclusions of the chapter and so scenario not assessed.</p>
	Scenario 5	Assessed in line with EIA Scoping.	n/a
	Scenario 6	Not Assessed	<p>Scenario 6 identified as to be assessed within the EIA Scoping Report.</p> <p>No committed developments which are of sufficient massing and sufficiently proximity to the Site to have an in combination effect with the Proposed Development, these scenarios are no longer required.</p> <p>On that basis, none will affect the conclusions of the chapter and so scenario not assessed.</p>
Solar Glare	Scenario 5	Assessed in line with EIA Scoping.	n/a
Wind	Scenario 1	Assessed in line with EIA Scoping.	
	Scenario 2		
	Scenario 3		
	Scenario 5		
	Scenario 6		
	Not referenced in EIA Scoping Report.	5a – additional scenario assessed.	Additional scenarios identified and assessed, since submission of EIA Scoping, and receiving of EIA Scoping Opinion.
		6a additional scenario assessed.	

Discipline	Scenarios to be tested as per Scoping Report (February 2025)	Scenarios tested in ES (May 2025)	Rationale for difference
			Further scenarios tested to consider the effect of additional mitigations measures identified during testing.
Ground Conditions	Scenario 1	Assessed in line with EIA Scoping.	n/a
	Scenario 2	Assessed in line with EIA Scoping.	n/a
	Scenario 5	Assessed in line with EIA Scoping.	n/a
	Scenario 8	Not Assessed	<p>Scenario 8 identified as to be assessed within the EIA Scoping Report.</p> <p>Scenario 8 is associated with change of use and associated works to the existing Viaduct arches only and therefore Ground conditions are not considered to be applicable, and so Scenario 8 has not been tested.</p>
Traffic and Transport	Scenario 1	Assessed in line with EIA Scoping.	n/a
	Scenario 7	Assessed in line with EIA Scoping.	n/a
	Not referenced (as to be assessed) in EIA Scoping Report.	Scenario 5 - additional scenario assessed	<p>Additional scenario identified and assessed, since submission of EIA Scoping, and receiving of EIA Scoping Opinion.</p> <p>To understand impact of Proposed Development during its Demolition and Construction Stage, the Annual Average Daily Traffic (AADT) and Heavy Duty Vehicle (HDV) movements in the study area in Scenario 5 have been assessed.</p>
		Scenario 6 - additional scenario assessed	Additional scenarios identified and assessed, since submission of EIA

Discipline	Scenarios to be tested as per Scoping Report (February 2025)	Scenarios tested in ES (May 2025)	Rationale for difference
			<p>Scoping, and receiving of EIA Scoping Opinion.</p> <p>To understand the impact of the Cumulative Schemes, including Proposed Development during the Operational Stage, the Annual Average Daily Traffic (AADT) and Heavy Duty Vehicle (HDV) movements in the study area in Scenario 6 have been assessed.</p>
Air Quality	Scenario 1	Assessed in line with EIA Scoping.	
	Scenario 3	Not Assessed	<p>Scenario 3 identified as to be assessed within the EIA Scoping Report.</p> <p>As Scenario 3 is not the worst-case scenario (it does not include all phases of the Proposed Development) and so it has not been assessed. The road vehicle exhaust emissions generated by Scenario 3 is likely to be lower than when all phases are considered together, with cumulative impacts, as in Scenario 6. As such a detailed assessment of this scenario has not been undertaken.</p>
	Scenario 6	Assessed in line with EIA Scoping.	
	Scenario 8	Not Assessed	<p>Scenario 8 identified as to be assessed within the EIA Scoping Report.</p> <p>As Scenario 8 is not the worst-case scenario (it does not include all phases of the Proposed Development) and so it has not been assessed. The road vehicle exhaust emissions generated by Scenario 8 is likely to be lower than when all phases are considered together, with cumulative impacts, as in Scenario 6. As such a detailed assessment of this scenario has not been undertaken.</p>

Discipline	Scenarios to be tested as per Scoping Report (February 2025)	Scenarios tested in ES (May 2025)	Rationale for difference
	Not referenced (as to be assessed) in EIA Scoping Report.	Scenario 7 – additional scenario assessed	<p>Additional scenarios identified and assessed, since submission of EIA Scoping, and receiving of EIA Scoping Opinion.</p> <p>Scenario 7 is being tested qualitatively, where information is available on cumulative schemes and the IDM Masterplan.</p>
Climate Change	Scenario 1	Assessed in line with EIA Scoping.	n/a
	Scenario 2	Not Assessed	<p>Scenario 2 identified as to be assessed within the EIA Scoping Report.</p> <p>As Scenario 2 is not the worst-case scenario, it has not been assessed.</p>
	Scenario 5	Assessed in line with EIA Scoping.	n/a
	Scenario 8	Not Assessed	<p>Scenario 8 identified as to be assessed within the EIA Scoping Report.</p> <p>As Scenario 8 is not the worst-case scenario, it has not been assessed.</p>
Human Health	Scenario 1	Assessed in line with EIA Scoping.	n/a
	Scenario 2	Not Assessed	<p>Scenario 2 identified as to be assessed within the EIA Scoping Report.</p> <p>As Scenario 2 is not the worst-case scenario (it does not include all phases of the Proposed Development, nor cumulative developments) and so it has not been assessed.</p> <p>The assessment does not include assessing phases individually due to a lack of information available to be able to assess individual phases and their impact on human health. Scenario 5 presents the greatest potential impact of the Proposed</p>

Discipline	Scenarios to be tested as per Scoping Report (February 2025)	Scenarios tested in ES (May 2025)	Rationale for difference
			Development on human health and the impacts of individual phases will be a lesser impact compared to Scenario 5 (and Scenario 6 which is Scenario 5 + cumulative).
	Scenario 5	Assessed in line with EIA Scoping.	n/a
	Scenario 6	Assessed in line with EIA Scoping.	n/a
	Scenario 8	Not Assessed	<p>Scenario 8 identified as to be assessed within the EIA Scoping Report.</p> <p>As Scenario 8 is not the worst-case scenario (it does not include all phases of the Proposed Development, nor cumulative developments) and so it has not been assessed.</p> <p>The assessment does not include assessing phases individually due to a lack of information available to be able to assess individual phases and their impact on human health. Scenario 5 presents the greatest potential impact of the Proposed Development on human health and the impacts of individual phases will be a lesser impact compared to Scenario 5 (and Scenario 6 which is Scenario 5 + cumulative).</p>
	Not referenced (as to be assessed) in EIA Scoping Report.	Scenario 7 – additional scenario assessed	<p>Additional scenarios identified and assessed, since submission of EIA Scoping, and receiving of EIA Scoping Opinion.</p> <p>Scenario 7 is being tested qualitatively, where information is available on cumulative schemes and the IDM Masterplan.</p>
Socio-Economics	No change from EIA Scoping.		

