



**MANCHESTER
CITY COUNCIL**

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Our reference: EIASCO/24/007

Dear Ms Philcock

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

SCOPING REQUEST UNDER PART 4 REGULATION 15(1)

**'RIVERPARK ROAD TRADING ESTATE MANCHESTER' ("THE PROPOSED
DEVELOPMENT")**

**SCOPING OPINION OF MANCHESTER CITY COUNCIL PURSUANT TO
REGULATION 15**

Thank you for your request dated December 2024 for a Scoping Opinion at the
above site.

In coming to a formal opinion on the scope of the Environmental Statement
("ES"), Manchester City Council, as Local Planning Authority, has considered
the supporting information contained within your '*EIA Scoping Report*' prepared
by yourselves, on behalf of the Applicant, Kellen Homes and Great Places
Property Group, and the comments from statutory consultees.

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

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

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

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

- (a) any information provided by the applicant about the proposed development;
- (b) the specific characteristics of the particular development;
- (c) the specific characteristics of development of the type concerned; and
- (d) the environmental features likely to be significantly affected by the development.

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

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

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

Your report of the 7 October 2024 sets out the proposed chapters that the ES will cover, and the disciplines which you believe should be scoped in and out of the EIA.

These are as follows:

Scoped In

- Air Quality;
- Climate Change;
- Heritage and Townscape & Visual Impact;
- Human Health;
- Transport; and
- Wind.

Scoped out

- Archaeology;
- Daylight, Sunlight and Overshadowing;
- Ecology / Biodiversity;
- Flood Risk and Drainage;
- Ground Conditions;
- Noise; and
- Socio-Economics.

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

CONSULTATIONS

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

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

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

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

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

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

CONTEXT

The development site is 7.4 hectares. The site consists of the Riverpark Trading Estate.

The site is bounded by Riverpark Road to the south, and the Manchester to Huddersfield railway line to the north. Ten Acres Lane forms the eastern boundary of the Site, with Briscoe Lane forming the western boundary.

The site, until recently, was occupied by several buildings relating to its former use as an industrial estate. It is also the site of the former Manchester Abattoir which is understood to have operated at the Site until 2000. Prior Approval for demolition of all buildings on site has now been approved and demolition works have now commenced on site.

The basis of assessment for the proposed EIA is therefore a cleared site.

The area surrounding the site is characterised by a mix of residential and commercial development.

Riverpark Road forms a buffer between the site and Phillips Park, which includes Philips Park Cemetery (located immediately to the south of the site) and is a Grade II registered park and garden.

A number of buildings and structures within the cemetery are also Grade II listed, including the cemetery chapel and the entrance lodge; cemetery office; and gates and railings at the main entrance on Briscoe Lane.

Philips Park, which lies further to the south beyond the River Medlock, is also designated as a Grade II registered park and garden.

SENSITIVE RECEPTORS

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

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

The development site is not within a conservation area and there are no immediate listed buildings. The site is located immediately north of the Grade II Registered Park and Garden ('RPG'), Philip's Park Cemetery. The park is a designated heritage asset and accommodates a number of others including:- Cemetery Chapel at Philips Park; Cemetery office at Philips Park; Entrance Lodge to main entrance of Philips Park; Gates and railings to main entrance of Philips Park. All of these are Grade II listed.

PROPOSED DEVELOPMENT

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

The proposal would be a residential development with a maximum of 775 dwellings (Class C3) in the form of 594 apartments and 183 houses, in addition to amenity facilities, and other associated works.

It is anticipated that the development could commence during Spring 2025 with the first delivery of homes by December 2025

ASSESSMENT OF THE SCOPING REPORT

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

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

Discussion of alternatives

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

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

Presentation and content of the Environmental Statement

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

The ES provides environmental information to aid the decision making process. The ES should be laid out clearly, with minimum use of technical terms (where

appropriate) and should provide an objective and realistic description of the likely significant impacts of the proposed development.

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

Mitigation

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

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

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

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

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

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

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

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

Cumulative effects

The committed developments summarised in paragraphs 4.12 to 4.17 of your Scoping Report appears to be acceptable. I would also add the relevant planning permissions at NOMA - 134307/FO/2022. There are also other planning permissions which are close by in Victoria North - 136814/FO/2023.

Cross references and summarising of the findings

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

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

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

ENVIRONMENTAL MATTERS TO BE SCOPED OUT OF THE ES

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

- Archaeology;
- Daylight, Sunlight and Overshadowing;
- Ecology / Biodiversity;
- Flood Risk and Drainage;
- Ground Conditions;
- Noise; and
- Socio-Economics

Archaeology

Archaeology can be scoped out of the EIA. The contents of paragraphs 7.4 to 7.24 of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

You should note the comments of Greater Manchester Archaeology Advisory Service (GMAAS) who state that a detailed archaeological desk-based assessment should be prepared and submitted in support of a future planning application.

Daylight, Sunlight and Overshadowing

Daylight, Sunlight and Overshadowing can be scoped out of the EIA. The contents of paragraphs 7.25 to 7.36 of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

Ecology

Ecology can be scoped out of the EIA. The contents of paragraphs 7.37 to 7.55 of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

You should note the comments received from Greater Manchester Ecology Unit. An appropriate ecology report should accompany any planning application to determine the impacts on site.

Flood Risk and Drainage

Flood Risk and Drainage can be scoped out of the EIA. The contents of paragraphs 5.56 to 7.78 of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

You should note the comments received from Flood Risk Management Team including the reference to the presence of a culvert at the site. This work should be incorporated into the application submission.

Ground Conditions

Ground Conditions can be scoped out of the EIA. The contents of paragraph 7.79 to 7.88 of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

You should note the comments received from Environmental Health and ensure that an appropriate ground conditions report and remediation strategy supports the planning application.

Noise

Noise can be scoped out of the EIA. The contents of paragraphs 7.89 to 7.97 of the Scoping Report are noted and it is agreed that there would be no significant environmental impacts which require consideration in this regard as a result of the development.

You should note the comments received from Environmental Health and ensure that an appropriate information is included in any planning application.

Socio- Economics

It is not agreed that socio-economics should be scoped out of the planning application. It is important that the ES considered to benefits of the scheme and evaluates this.

Summary

I agree that the matters you have identified to be scoped out of the ES are appropriate with the exception of Human Health.

The planning application must be supported by appropriate documentation, including any mitigation, to minimise any effects as a result of the Proposed Development from the matters capable of being scoped out. The City Council

reserves the right to re-consider this position following a more detailed consideration of the reports which will accompany the planning application.

ENVIRONMENTAL STATEMENT CHAPTERS - SPECIFIC COMMENTS ON THE TECHNICAL CONTENTS

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

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

- Air Quality;
- Climate Change;
- Heritage and Townscape & Visual Impact;
- Human Health;
- Transport; and
- Wind.

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

Air Quality

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

You should note the comments of Environmental Health. The assessment must include NO₂ as well as particulate matter and have regard to Defra's PM_{2.5} Targets: Interim Planning Guidance.

Reference should also be made to the City Council AQ Guidance Note for EV charge point recommendations, and also IAQM Planning guidance for further information on boilers etc if relevant.

Climate change

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

Heritage and Townscape & Visual Impact

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

Human Health

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

Transport

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

You should note the contents of the note from Highway Services regarding the chapter of the ES.

Wind

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

FURTHER INFORMATION

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

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

Yours sincerely



Dave Roscoe

Deputy Director of Planning, Building Control and Licensing