1 INTRODUCTION

1.1 This Environmental Statement (ES) has been prepared on behalf of Step Places, Southway Housing Trust and Manchester Metropolitan University (hereafter referred to as the 'Applicants'). The application is submitted in full detail for residential development on land at Ryebank, Chorlton, Greater Manchester ("the Site").

1.2 The description of development for the application is;

"Erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works."

1.3 The Site is 4.61 hectares, the majority of which is situated within the administrative area of Manchester City Council (MCC). A very small area (0.0156 hectares / 156.5 sqm) falls within the boundary of Trafford Metropolitan Borough Council (TMBC). The Site location is shown at Figure 1.1 (drawing 05476-5PA-MP-XX-DR-A-000001).

EIA Regulations and Procedures

1.4 An ES is a document that sets out the findings of an Environmental Impact Assessment ("EIA"). An EIA is a process for identifying the "*likely significance of environmental effects*" (beneficial or adverse) arising from a development project, by comparing the existing environmental conditions prior to development (i.e the baseline environment) with the environmental conditions during/following the construction, operational and, where relevant, the decommissioning phases of a development should it proceed. The EIA is carried out prior to the submission of a planning application so that its findings can be considered when the application is determined.

1.5 The procedural statutory requirements for carrying out an EIA, the content of the ES and the procedures for determining planning applications for 'EIA Development' are set out within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018) [1] (the 'EIA Regulations').

1.6 Where an application is made for planning permission for EIA Development, the local planning authority ('LPA') is not permitted under the EIA Regulations to grant planning

[1] **The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (amended 2018)**

permission unless it has first taken the relevant environmental information into consideration as reported within an ES.

Scoping

1.7 In order to determine the scope of an EIA, the EIA Regulations make provision for, but do not require, an applicant to request that the LPA provide a written opinion as to the information to be provided within the ES. This ES addresses those environmental issues which are considered by the Applicants to be pertinent and are likely to result in "significant effects" as required by the EIA Regulations. Details of the scoping exercise carried out with regards to the Proposed Development is set out in **Chapter 2: Assessment Scope and Methodology**.

Structure of Environmental Statement

1.8 This ES comprises studies on each of the aspects of the environment identified as likely to be significantly affected by the Proposed Development (the 'technical chapters'), which are supported with figures and technical appendices where appropriate.

1.9 This ES is structured as follows:

- **Environmental Statement Volume 1:** Main Text and Figures - Comprises the main volume of the ES, including chapters and associated figures that describe the EIA context, the Site, the Proposed Development and consideration of Alternatives. This is followed by the 'technical chapters' for each environmental discipline 'scoped-in' to the ES along with consideration of cumulative effects. The volume concludes with a summary on likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects.

- **Environmental Statement Volume 2:** Technical Appendices - Comprises the associated technical appendices which support each environmental topic within Volume 1.

- **Environmental Statement: Non-Technical Summary (NTS)** – this provides a concise summary of the ES identifying the likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects.

1.10 The content of the main ES report comprises:

- Chapter 1 Introduction

- Chapter 2 Assessment Scope and Methodology

- Chapter 3 The Application Site
- Chapter 4 Proposed Development and Alternatives
- Chapter 5 Planning Policy and Context
- Chapter 6 Ecology and Arboriculture
- Chapter 7 Socio-economics and Health
- Chapter 8 Climate Change
- Chapter 9 Archaeology
- Chapter 10 Ground Conditions
- Chapter 11 Residual Effects and Mitigation Summary
- Chapter 12 Glossary

The EIA Consultant Team

1.11 The consultants who have contributed to the preparation of this ES are referenced in the competency statement, along with information demonstrating their "*expertise to ensure the completeness and quality of the ES*" in accordance with the EIA Regulations, see **Appendix 1.1.**

Environmental Statement Availability and Comments

Availability

1.12 This ES and planning application documents will be made available online via MCC's and TMBC's websites once the application has been validated. Please contact the planning department at MCC and TBMC (contact details below) for details on where and when hard copies of the ES may be available for inspection. All efforts will be made to make the document publicly accessible at the following addresses:

MCC

- Planning, Growth and Development, Manchester City Council, PO Box 532, Manchester, M60 2LA.
- https://www.manchester.gov.uk/info/200074/planning/5865/planning/1
- 0161 234 4516

- planning@manchester.gov.uk

TMBC

- Development Management, 1st Floor, Trafford Town Hall, Talbot Road, Stretford M32 0TH
- https://www.trafford.gov.uk/planning/planning-applications/planning-applications.aspx
- 0161 912 3149
- development.management@trafford.gov.uk

1.13 Alternatively, the ES may be purchased direct from Asteer Planning, the costs for which are set out below:

- Volume 1: Main Text - £100
- Volume 2: Technical Appendix - £150
- Non-Technical Summary (NTS) - Free of charge
- Digital copies of the above documents on a USB - £10

1.14 For copies of any of the above please contact Asteer Planning LLP at:

55 Mosley Street, Manchester, M2 3HQ

Comments

1.15 Comments on the planning application should be sent to the MCC and TMBC Planning Departments, using the details given above. Please do not send comments to Asteer Planning, the Applicant or the consultants who have contributed to this ES as they need to be sent to the planning authorities to ensure that they are taken into consideration when the application is determined.

ES Figure 1.1: Existing Site Location Plan, Red Line Boundary

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent.
Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK.

All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued as 'read only' and should not be interrogated for measurement.
All dimensions and levels should be 'read only' from those values stated in text, on the drawings

KEY PLAN:



KEY

Application boundary

Base drawing comprised of OS and Topo information.

REV:	DATE:	DETAILS:
E	06/01/25	Council Boundaries removed onto drawing 5PA-MP-XX-DR-A-000003
D	19/12/24	Planning Issue
C	05/12/24	Draft Planning Issue
B	25/11/24	Draft Planning Issue
A	19/09/24	Update to the red line boundary and indication of Manchester & Trafford Council boundary line.

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PROJECT:
Ryebank Road
Chorlton

TITLE:
Existing Site Location Plan
Application Boundary

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1:1000 @ A1	05/03/24	RK	PD

STATUS:
Planning

PROJECT	DRAWING NO:	REV:
05476	5PA-MP-XX-DR-A-000001	E

2 ASSESSMENT SCOPE AND METHODOLOGY

Introduction

2.1 This Chapter explains the scope and methodology used to prepare the technical Chapters of this ES and describes its structure and content. In particular, it sets out the process of identifying and assessing the likely significant environmental effects of the Proposed Development.

2.2 This Chapter sets out the following:

- The general approach to the EIA as required by the EIA Regulations.
- Description of the form of the planning application and the approach to assessing the Proposed Development, including the extent of the development to be assessed, the approach to considering the baseline environment, description of any assessment scenarios and identification of sensitive receptors.
- Scope of the ES, confirming those topics which are 'scoped-in' to this ES and those which have been 'scoped-out' which has been confirmed through seeking a formal Scoping Opinion from MCC. TMBC were also consulted as part of the Scoping process. A summary of the scoping process is provided including the consultation exercise undertaken to agree the approach and methodology to the technical assessments undertaken and subsequently reported in this ES.
- Confirmation of the adopted methodology covering; the approach to defining the significance criteria, defining mitigation measures and resultant residual effects and approach to the assessment of cumulative effects.
- Confirmation of the structure of the ES, Project Team and Competent Experts.

General Approach to EIA

2.3 In accordance with the EIA Regulations (Regulation 18), an ES is a statement which includes:

"*(a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development;*

(b) a description of the likely significant effects of the proposed development on the environment;

(c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;

(d) a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;

(e) a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and

(f) any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.

(4) An environmental statement must –

(a) where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);

(b) include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and

(c) be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.

(5) In order to ensure the completeness and quality of the environmental statement –

(a) the developer must ensure that the environmental statement is prepared by competent experts; and

(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts"

2.4 Accordingly, in summary, this ES comprises the following information:

- A description of the Proposed Development comprising information about the Site including the nature, design, size and scale of the development;
- The data necessary to identify and assess the main effects which the Proposed Development is likely to have on the environment, including a description of the relevant aspects of the current state of the environment (baseline) and forecasting methods used;
- A description of the likely significant effects of the Proposed Development (enabling works, construction, operation) covering direct effects and any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects, explained by reference to the Proposed Development's possible effect on: population, human health, biodiversity, land, soil, water, air, climate, material assets, cultural, architectural and archaeological heritage, landscape and the interaction between any of the foregoing material assets (as appropriate and scoped through the formal scoping process);
- Where significant adverse effects are identified with respect to any of the foregoing, mitigation measures are proposed in order to avoid, prevent or reduce and if possible offset those effects;
- A description of the reasonable alternatives studied by the developer, which are relevant to the Proposed Development;
- A summary in non-technical language of the information specified above;
- A statement outlining the relevant experience of the experts who have undertaken the assessment and drafted the technical chapters within this ES (provided at **Appendix 1.1**); and
- A reference list detailing the sources used as contained at the end of each Chapter. A Glossary is also provided at **Chapter 12** of this ES.

The Development Assessed within this EIA

Scope of the Planning Application

2.5 The ES supports a planning application seeking full planning permission for a residential development.

2.6 The proposed description of development is as follows:

"Erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, access arrangements, cycleway and pedestrian linkages, vehicular accesses and highways, parking provision and other associated works".

2.7 Further information on the Proposed Development, as assessed within this ES, is provided within **Chapter 4: The Proposed Development and Alternatives**.

2.8 A set of figures have been prepared in support of the Proposed Development. These are set out in **Appendix 4.1** and in **Chapter 4: The Proposed Development and Alternatives**.

2.9 The ES is required to provide sufficient level of information regarding the Proposed Development to meet the requirements of the EIA Regulations and to ensure that MCC and TMBC can be reasonably satisfied that they have sufficient information of the likely significant environmental effects to make an informed decision.

2.10 The assessments undertaken as part of this EIA and reported in this ES has utilised the following information;

- The Site Location Plan (**Figure 1.1**).
- The set of plans referred to in **Appendix 4.1**.
- The Development details (which sets out the proposed quantum and layout of development as referenced in the plans in **Appendix 4.1**) and as described in **Chapter 4: The Proposed Development and Alternatives.**
- The written description of development as presented in **Chapter 4: The Proposed Development and Alternatives** of this ES.

Basis of Assessment

2.11 The EIA is based on the written description of the Proposed Development and is accompanied by a suite of detailed plans and information consisting of, the site red line

site location plan (**Figure 1.1** - drawing 05476-5PA-MP-XX-DR-A-000001) and the quantum of development, (see **Chapter 4: The Proposed Development and Alternatives**). The description of development, along with detailed plans submitted for approval as part of the application, allow the likely significant effects of the proposals to be assessed and appropriate mitigation measures identified so that they can be secured by planning conditions and/or planning obligations. Consideration is also given to the requirement for off-site works linked to the delivery of the Proposed Development including off-site highways and other associated infrastructure works.

2.12 Further information is provided by the accompanying Design and Access Statement (5Plus, February 2025), which has also been used to inform the assessment of likely significant effects where relevant.

Consideration of Assessment Scenarios

Baseline Scenario

2.13 Schedule 4, Paragraph 3 of the EIA Regulations states that an ES should include:

"a description of the relevant aspects of the current state of the environment (baseline scenario)".

2.14 Likely significant effects as a result of the Proposed Development have largely been described in the ES in relation to the deviation from the current baseline environment. The baseline environment comprises the prevailing existing environmental characteristics and conditions of the site (and wider defined study areas as appropriate) based upon information gathered during the assessment process, which has included a mixture of the following (where relevant and required):

- Site visits and surveys;
- Desk-based studies;
- Technical modelling;
- Review of relevant national and local planning policies; and,
- Consultation with relevant statutory consultees.

2.15 The baseline conditions for the purposes of the ES vary dependent on the timing of the survey or the date when data sources have been accessed. Throughout the EIA, the origin

of all third-party data, the dates of surveys and the dates when data sources have been accessed are clearly outlined within the relevant **Chapters 6 – 10**, alongside any limitations or assumptions to baseline data collection.

Future Baseline Scenario

2.16 Schedule 4, Paragraph 3 of the EIA Regulations states that an ES should include:

'…an outline of the likely evolution thereof (without implementation of the development) as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of availability of environmental information and scientific knowledge'.

2.17 As required under the EIA Regulations, the ES reports the future baseline under a 'do nothing' scenario, which is described in **Chapter 4: Proposed Development and Alternatives**.

With Development Scenario

2.18 In accordance with the EIA Regulations, the likely significant effects associated with both the enabling and construction works (including site preparation and any preparatory earthworks) and the completed and operational phases of the development have been assessed.

2.19 In terms of the enabling and construction works, this is anticipated to last 3 ½ years (42 months). For the purposes of the assessment, it is assumed that works will commence in Q4 2025 with full site completion and occupation anticipated to be Q2 2029.

2.20 The ES has therefore considered the following assessment scenarios (where relevant):

- Enabling and Construction Works Phase (from Q4 2025 to Q2 2029)
- Completed and Operational Development (from Q2 2029).

2.21 For the purposes of the EIA to ensure a worst-case scenario has been assessed, thereby ensuring a robust approach, it is assumed that the construction and enabling works will be a continuous programme until full site completion.

2.22 Further details on the approach adopted to assessing each scenario is presented in each technical chapter (refer to **Chapters 6-10**).

Consideration of Alternatives

2.23 Schedule 4, Paragraph 2, of the EIA Regulations requires that the ES contain:

"*A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer... and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects*".

2.24 In addition, the Planning Practice Guidance ("PPG") on EIA (Paragraph 035) states that:

"*Where alternative approaches to development have been considered, the Environmental Statement should include a description of the reasonable alternatives studied which are relevant to the proposed development and its specific characteristics and provide an indication of the main reasons for the choice made, including a comparison of the environmental effects*"

2.25 Accordingly, this ES contains a section within **Chapter 4: The Proposed Development and Alternatives** setting out the alternatives considered.

Requirement for Environmental Impact Assessment

2.26 The purpose of EIA is to establish the nature of the existing site and its surroundings (i.e. the baseline), the nature of the Proposed Development, and compare the baseline with the situation once the proposals are in place, so to identify the likely significant effects that may arise as a result. This requires consideration of effects during construction, including any enabling works, and effects once operational.

2.27 The procedures for carrying out EIA of a development project are set out within the EIA Regulations 2017 (as amended). The EIA Regulations require that for certain projects, an EIA must be undertaken. Schedule 1 of the Regulations lists developments that always require EIA. Schedule 2 of the EIA Regulations lists developments that require EIA if it is considered that they could give rise to significant environmental effects. The Proposed Development is Schedule 2 development, specifically falling under the category Schedule 2, 10, '*Infrastructure Projects'* (B) '*Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas'*.

2.28 The EIA Regulations identify a series of thresholds for Schedule 2 projects to assist with establishing whether the potential for significant environmental effects exists such that

an EIA would be required. The EIA Regulations state that for Urban Development Projects an EIA may be required if:

"*(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or*

(ii) the development includes more than 150 dwellings; or

(iii) the overall area of the development exceeds 5 hectares."

2.29 The EIA Regulations require that any development project falling within the description of a 'Schedule 2 Development', must be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of factors such as its nature, size or location (Regulation 2b). Accounting for the nature of the proposed development and the site's location, it is considered that EIA is applicable in this instance and as agreed with Officers at MCC during pre-application engagement. As such, an ES has been prepared to support the application.

Scope of Environmental Impact Assessment

2.30 In order to determine the scope of the EIA a request for a Scoping Opinion was submitted on behalf of the Applicant to MCC on 5th November 2024 (refer to **Appendix 2.1**). The request described the site context, the nature and purpose of the Proposed Development, and identified the proposed scope and structure of the ES for MCC's consideration.

2.31 Once the Scoping Opinion was requested, MCC contacted a number of consultees as part of the Scoping exercise, as listed in Table 2.1 below, this included TMBC. Prior to MCC issuing the formal Scoping Opinion, Asteer Planning prepared a supplementary response to initial consultee comments which were received in order to provide points of clarification, see **Appendix 2.2**. Following this, MCC issued their Scoping Opinion on 2nd January 2025; this is enclosed within **Appendix 2.3**. In summary, the Council were largely in agreement with the proposed scope set out in the EIA Scoping Report. However, following comments from the Greater Manchester Archaeological Advisory Service (GMAAS), as outlined in **Appendix 2.2**, it was accepted by the Applicant team that archaeology is a topic that warrants further investigation as part of the EIA process and this topic has been scoped into the ES at Chapter 9. In addition, E3P prepared a Ground Conditions Technical Note (submitted as Appendix 3 to the EIA Scoping Report), which provided evidence to 'scope-out' Ground Conditions from the EIA, given that 'likely significant effects' are not anticipated. MCC subsequently agreed in the Scoping Opinion

(**Appendix 2.3**) that Ground Conditions was not required to be scoped-in to the EIA. However, further to this and in acknowledgement of comments received from Friends of Ryebank Fields and Trafford Neighbouring Residents, which highlight concerns associated with ground contamination, 'Ground Conditions' is scoped-in to the EIA. As such, given that a precautionary approach has been taken, the approach to the EIA is considered to be robust.

2.32 Table 2.1 also identifies where these comments, where relevant, are addressed within this ES. Any subsequent discussions regarding the scope of the assessment that has been undertaken separately to the EIA scoping process (for example, discussions which have been undertaken directly with statutory consultees), is discussed within the relevant technical chapter.

Table 2.1: Summary of Formal Scoping Opinion and Consultee Responses

Consultee Comments	Summary of Comments / Discussion	Where Comments Addressed (where relevant)
Scoping Opinion		
MCC 02/01/2025	MCC confirmed the submitted EIA Scoping Report 'Ryebank Fields –'Residential development' prepared by Asteer Planning as received on the 6th November 2024, together with the 'Response to consultee comments' again prepared by Asteer Planning and received by MCC as local planning authority on the 5th December 2024, the amended scope of the proposed ES is satisfactory to the City Council as local planning authority. The Scoping Opinion noted the following topics have been scoped into the ES, and agreed with MCC: • Biodiversity (Within a chapter relating to Ecology and Arboriculture); • Population (Within a chapter relating to Socio-economic and Health); • Human Health (Within a chapter relating to Socio-economic and Health); • Climate Change; and, • Archaeology. MCC were in agreement that the follow topics could be scoped out of the ES: Landscape and Visual; Transport and Access; Noise; Air Quality; Flood Risk and Drainage; Ground Conditions and Sils; Waste Materials and Assets; Lighting; Accidents and Disasters; Wind; and, Daylight and Sunlight. The Scoping Opinion also identified a number of additional cumulative developments, including works to Longford Park, that should be considered within the ES.	Noted. ES Technical chapters (ES Chapters 6-10) are included per the agreed Scoping Opinion. In addition, as outlined above, Ground Conditions have also be been scoped into the EIA. The additional cumulative schemes have been considered within each technical chapter.

Scoping Opinion – Appendix 1		
MAG Group Aerodrome Safeguarding Team 8/11/24	MAG identified the site lies within the aerodrome safeguarding zone for Manchester Airport and the elements of the proposed development that have the potential to impact upon aerodrome safeguarding are as follows: • Lighting - All exterior lighting designs will need to be mindful of the need for all lights to be capped at the horizontal with no upward light spill. We will need to review the details of the lighting when they are available. Our perspective is to minimise lighting that is distracting or may cause an ocular hazard to pilots. • Wildlife – Any proposals for open water have the potential to attract and support hazardous gulls. This can be managed by careful design and regular monitoring to ensure that the population of species of birds that are hazardous to aircraft do not increase. Our perspective is to prevent any increase in the number of these hazardous birds in the vicinity of the aerodrome that would increase the risk of a Birdstrike. • Tall Equipment –attention is drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/ • BNG – if there is any requirement to meet BNG targets off-site, we would need to be consulted on those plans if they will lie within 13km of Manchester Airport.	Noted. Comments have been addressed within the application submission documents.
United Utilities (UU) 14/11/24	UU identified the key areas for consideration by the applicant in the detailed design process and in the preparation of a planning application can be summarised as follows: • **Asset protection** for existing significant infrastructure which is located within the proposed redline boundary including water and wastewater assets; • **Easements** crossing the proposed development site and encroachment of United Utilities land; • The delivery of sustainable **foul and surface water drainage proposals.**	Comments are addressed within the Flood Risk Assessment and Drainage Strategy (Renaissance, 2024). No further action required in relation to the EIA.

MCC Highways 28/11/24	MCC Highways outlined what the Transport Assessment should comprise and also requested a Framework Travel Plan. MCC agreed that EIA assessment of the operational phase are not necessary due to the proposed parking provision at the site and accessible location, no evidence has been provided with regard to baseline surrounding traffic flows and daily construction vehicle movements in order to support scoping out of the construction phase. MCC requested further evidence to justify this position or construction traffic should be scoped into the ES. MCC stated any appropriate mitigation should be identified in conjunction with TfGM, UTC and MCC. MCC also stated the TA should consider the impact of the development on the existing public transport networks in terms of extension of bus services, additional person trips. Mitigation measures should be considered where appropriate. MCC requested a review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development is required to determine if any changes are required to ensure potential overflow car parking from the development does not impact highway operation/safety. It is requested that traffic calming and TROs are in place along Longford Road to the junction with Oswald Road. MCC requested vehicle parking & access, and EV parking should be considered. MCC requested an S278 agreement which is required for works to the adopted highway which are off-site highways works. MCC requested construction traffic management measures will be implemented through a CEMP. Refer to Appendix 2.3 of the ES for Asteer Planning's response to MCC Highway's comments.	See the Transport Assessment and Travel Plan (SK Transport, 2024) submitted with the planning application. The Scoping Opinion has confirmed that construction traffic is not required to be assessed within the ES. See ES Appendix 2.3 for Asteer Planning's full response to MCC Highways comment.

Greater Manchester Archaeological Advisory Service (GMAAS)	GMAAS stated the proposal site does not contain any designated heritage assets but is of considerable archaeological interest as it is traversed by a large negative earthwork that may represent the remains of an ancient boundary or defensive feature referred to as the Nico Ditch. GMASS recognised the Scoping Report (Appendix 2.1) concluded that 'cultural heritage', presumably comprising the historic built environment and below-ground archaeological remains, should be 'scoped out' of the EIA process. A brief rationale for this conclusion was presented in a short section on Heritage and Archaeology, embedded in Chapter 10, which cites an unsuccessful application to Historic England in 2019 to consider the earthwork in Ryebank Fields for designation as a Scheduled Monument. This application was rejected as the ditch did not appear to survive well and that its archaeological potential was uncertain due to a lack of intrusive investigation, leading the author of the Scoping Report to conclude that 'there is no evidence to reasonably indicate the potential for the presence of archaeological remains which would preclude development and result in significant effects for the purposes of EIA.' However, GMAAS state the report did not consider Historic England's advice that 'although not recommended for scheduling at this time, the site is clearly of strong local importance. If further investigations provide evidence of the site's potential national importance, then it could be reassessed for scheduling at that time.' This acknowledges that the earthwork has potential to yield significant new information, which awaits corroboration through intrusive investigation. Pending the results from any such investigation, footnote 72 in Chapter 16 of the National Planning Policy Framework may prove relevant: 'non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.' GMAAS stated it is their opinion that archaeology is a topic that warrants further investigation as part of the EIA process and should be scoped in.	See ES Chapter 9: Archaeology and the Heritage Statement submitted with the planning application
MCC Environmental Health	MCC Environmental Health agreed noise, air quality and contaminated land being can be scoped out. They do however require associated assessments/reports to be provided with the planning application for these topics. MCC Environmental Health also require a detailed risk assessment to be provided with regards to the management of contamination on the site, in particular asbestos. Not just during the development but also within the woodland areas around the perimeter of the site where asbestos containing materials have been regularly identified. The woodland is being retained so their remediation strategy will need to include the woodland areas with regards to the asbestos contamination.	Noted. Noise and Air Quality reports have been provided with the application. Ground Conditions (ES Chapter 10) has been included within the ES and covers contaminated land. No further action required in relation to the EIA.

Lancashire Wildlife Trust (LWT) 26/11/24	LWT stated ecological reports outlined within the scoping report were available on the planning portal but it is necessary to view these documents. LWT stated it would be useful to know the individual habitat scores, especially for grassland habitats, as paragraph 7.11 of the scoping report indicates that the majority of the site was defined by a large parcel of other neutral grassland, spanning much of the sites central habitat. In addition, LWT noted vascular plants species have been scoped out as there are no specific legally protected species, but the grassland habitat should be viewed as important in its own right. Grassland habitats are under serious threat within Greater Manchester and the impact of development on the extent of grassland habitats should be a cause for concern. Paragraph 7.11 has identified that grassland is the main habitat type within the site area and the potential impact on this habitat needs to be assessed. LWT stated the advice provided by Natural England and the local badger Trust will need to be strictly adhered to. LWT noted the climate change resilience assessment refers to a workshop identifying inherent and additional mitigation measures that might be required. LWT suggested that for habitats, this should include potential adverse impacts on habitat and species and the need to ensure adequate corridors where species can move, expand and migrate in response to climate change. LWT noted that a workshop will be held with the design team to run through the climate resilience assessment and to identify inherent and additional mitigation measures. This should include the provision of wetland habitats, incorporating them into any proposed SUDS designs. Habitats created could include reedbeds, wet grasslands and ponds. LWT stated regards to the missing information outlined above, the information needs to be provided either during this or the next stage of the EIA process. LWT queried why the Local Nature Recovery Strategy (LNRS) has not been referenced. Whilst within the draft LNRS, it would appear that Ryebank Fields has not been included within the opportunity mapping area, the LNRS is only at the draft stage and there is some argument to be made for the inclusion of Ryebank Fields as part of the local nature recovery network. The site is contiguous with land that has been included within the LNRS mapping and certainly helps to form part of the corridor in this locality. Notwithstanding the absence of the site within the LNRS, the EIA should be providing information and detailing how the development can strengthen and enhance the nature network in the area.	See Chapter 7: Ecology and Arboriculture. Copies of the ecological reports mentioned form a technical appendix to the ES.

Environment Agency 18/11/24	No comments	Noted. No further action in relation to the EIA.
MCC Flood Risk	The proposed EIA scope is accepted on the basis of the project commitments as-defined in the following sections: • 10.24 (provision of a standalone Flood Risk Assessment and Drainage Strategy to support the Planning application.) A Flood Risk Assessment and Drainage Strategy must be submitted to support the Planning Application. This should demonstrate design compliance with national and local policy. Our asset register indicates that the "Longford Brook / Nico Ditch" ordinary watercourse crosses the site. This may be in open channel and underground culvert. Our records can be released under our £150 Data Screen Service. • Further investigation is required, and the development proposal should account for its presence, including an appropriate masterplan with easements. • Proposed alterations which could affect flow will require Land Drainage Consent approval. We advise that inappropriate consideration of ordinary watercourses can result in objection to the Planning Application. It is recommended that a pre-application consultation is held with the LLFA - this can be arranged via the Planning Officer.	Noted, a Flood Risk Assessment and Drainage Strategy (Renaissance, 2024) is submitted with the planning application.

Natural England 29/11/2024	Natural England noted a robust assessment of environmental impacts and opportunities based on relevant and up to date environmental information should be undertaken prior to a decision on whether to grant planning permission. Annex A to the letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for the proposed development. Further guidance is set out in Planning Practice Guidance on environmental assessment, natural environment and climate change. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.	Noted. Potential environmental impacts are discussed in Chapters 6-10 of the ES.
TMBC 11/12/2024	TMBC did not raise any objection to the proposed content and scope of the ES provided that it addresses the impacts on Trafford as well as on Manchester. This position is based on the expectation that other pertinent matters would be dealt with robustly within the supporting documents submitted with any Full Planning Application. TMBC also require that the supporting documents accompanying the main planning application address the impacts on the Trafford side of the boundary as well as those affecting Manchester. In particular, in relation to highway safety and traffic, contamination, impact on heritage assets, impact on the Ryebank Road community garden which is an Asset of Community Value and impacts / demands on infrastructure, although this list is not exhaustive."	Noted, the application documents mentioned have all taken into account any potential impacts, where relevant, in Trafford.

2.33 Accordingly, the environmental themes scoped into or out of the EIA are given in Table 2.2 below.

Table 2.2: Environmental Topics Scoped In / Out as per EIA Regulations

EIA Topic	Scoped In / Out	Where Addressed within the ES
Population	Scoped in	This topic has been assessed within Chapter 6: Socio-economics and Health Chapter. These topics are proposed to be scoped-in to the assessment to ensure a robust and thorough assessment on the local population. The Socio-economic assessment will consider how the Proposed Development is likely to change the socio-economic environment by assessing the impact it could have on relevant services and facilities in the economy. It will identify the socio-economic baseline in relation to key economic variables, specifically the economy and labour force. It will then examine the potential effects that could occur, both direct and indirect, resulting from the Proposed Development during construction (temporary effects) and operation (permanent effects).
Human Health	Scoped in	Human health is assessed within Chapter 6: Socio-economics and Health to measure the potential for significant effects in relation to health and wellbeing determinants.
Biodiversity (e.g. Flora and Fauna)	Scoped in	An assessment of potential ecological and arboricultural impacts has been included within the ES due to the presence of sensitive habitats and species within the site. In addition, a standalone ecological assessment supports the planning application (together with a Biodiversity Net Gain assessment).
Land (e.g Land Take)	Scoped in (Ground Conditions)	On the basis of the data gathered to date, which includes a Phase 1 Desk Study, a Phase 2 Geoenvironmental Site Assessment, there are potential sources of contamination on site. An outline remediation strategy has been submitted with the planning application. The ground conditions do not consist of a baseline which would require complex remediation techniques and the proposed remediation measures, consist of standard, well-established procedures that can be secured by suitably worded planning conditions. However, the Applicant has taken a precautionary approach, in order to be robust, and a Ground Conditions ES Chapter has been prepared to assess the potential for significant adverse effects. In terms of change to the urban fabric of the site, the proposal is situated within an existing urban setting in Chorlton and is of a similar scale with surrounding existing development, therefore no significant effects are expected in relation to landscape or townscape effects.
Soil	Scoped out	The site comprises predominantly of vacant, unmanaged grassland which was formerly a clay pit for a nearby brickworks. As such, no significant effects on soil

		resources are anticipated. This topic is therefore scoped-out.
Water	Scoped out	The site is in Flood Zone 1 and no significant environmental effects are considered likely for the purposes of EIA. A standalone flood risk and drainage assessment has been submitted with the planning application.
Air and Noise	Scoped out	No significant environmental effects are considered likely for the purposes of EIA. The construction phase will involve a number of activities which have the potential to generate short term, temporary impacts on air quality and noise at nearby sensitive receptors, such as dust generation and increased traffic due to construction activities. However, these activities will be managed by a CEMP and secured by planning condition, and as such it is not anticipated there would be significant construction phase effects. Once operational, the development is not expected to generate significant numbers of vehicle movements such that air quality would be adversely impacted and internal noise levels will be achieved through the use of appropriate design measures such as glazing and ventilation strategies, where this is deemed to be required.
Climate	Scoped in	Given the scale of the development and MCC's declared Climate Change emergency, Climate Change will be assessed and scoped-in to the EIA. The assessment assess the release of Greenhouse Gas (GHGs) emissions from the construction and operation of the Proposed Development and assess whether the Proposed Development makes a contribution to the UK's trajectory to the net zero target.
Material Assets	Scoped out	No significant environmental effects considered likely for the purposes of EIA, therefore it has been scoped out of the assessment.
Cultural Heritage	Scoped out (Built Heritage) Scoped in (Archaeology)	No significant environmental effects in relation to Built Heritage are considered likely for the purposes of EIA. It is acknowledged that the Longford Park Conservation Area is adjacent to the western boundary of the site, however a neutral impact (not significant) is anticipated on its setting and subsequent significance from the Proposed Development, due to the presence of a bank and dense mature planting at the boundary between the Conservation Area and the Site which substantially limits intervisibility between both sites. A Heritage Statement is submitted with the planning application. In terms of Archaeology, following comments from the Greater Manchester Archaeological Advisory Service (GMAAS), it is accepted by the Applicant team that archaeology is a topic that warrants further investigation as part of the EIA process and this topic has been scoped into the ES at Chapter 9. This is included in order to understand the origins and state of preservation and therefore potential significance and subsequent impact of the proposals upon the Nico Ditch.
Landscape	Scoped out	The site is not situated within an area designated in recognition of its landscape quality or value at either a statutory national level (Areas of Outstanding Natural Beauty (AONB) and National Parks) or at a non-statutory local level (Special Landscape Areas).

		The proposals aim to achieve positive landscape and visual effects through well considered sustainable design which provides increased permeability with nearby green space and is sympathetic of the surrounding area. As a result, there is not expected to be any significant landscape and visual effects and therefore this topic is proposed to be scoped out of the EIA.
Interrelationship between above factors	Scoped in	To be presented at the end of each topic chapter.

2.34 The following technical topics and an assessment of the associated likely significant environmental effects have therefore been taken forward and assessed within the EIA and are reported in the ES (i.e. 'scoped-in'):

- Ecology and Arboriculture;
- Socio-economics and Health;
- Climate Change;
- Archaeology; and,
- Ground Conditions.

2.35 In the context of the above environmental topics, the ES includes the following disciplines / Chapters (forming part of Volume 1 of the ES):

- **Chapter 1: Introduction**
- **Chapter 2: EIA Scope and Methodology**
- **Chapter 3: Application Site**
- **Chapter 4: The Proposed Development and Alternatives**
- **Chapter 5: Planning Policy Context**
- **Chapter 6: Ecology and Arboriculture**
- **Chapter 7: Socio-economics and Health**
- **Chapter 8: Climate Change**
- **Chapter 9: Archaeology**

- **Chapter 10: Ground Conditions**
- **Chapter 11: Residual Effects and Mitigation Summary**
- **Chapter 12: Glossary**

2.36 As part of the EIA process, there are several technical topics and their associated environmental effects which are not considered to be significant and therefore have been 'scoped out' of the EIA (and the ES). These are as follows:

- Landscape and Visual;
- Flood Risk and Drainage;
- Transport and Access;
- Air Quality;
- Noise and Vibration;
- Waste and Material Assets;
- Lighting;
- Built Heritage;
- Daylight, Sunlight and Overshadowing;
- Wind Micro-climate; and,
- Major accidents and / or disasters.

2.37 The evidence base to support 'scoping out' these technical topics is presented in the EIA Scoping Report (**Appendix 2.1**) and as confirmed through the issue of MCC's Scoping Opinion (**Appendix 2.3**). As mentioned earlier in this Chapter, following discussions with MCC and comments from statutory consultees and key stakeholders, it was decided by the Applicant team to 'scope-in' to the ES technical assessments relating to Archaeology and Ground Conditions.

2.38 The ES has been undertaken and is based on the Scoping Opinion. However, an iterative process of design and assessment has been undertaken and as such there could be changes to the scope each technical assessment and which is discussed within the Approach section of each Chapter. This is considered to be in accordance with paragraph

038 of PPG which states that: '*…where it becomes evident during the assessment process…that a particular environmental factor is absent or unlikely to be significantly affected by a proposed development, there should be no need for further assessment of that factor even if it was identified in the scoping process…*'.

2.39 This ES meets the requirements set out in Regulation 18, Paragraphs 3 – 4 and Schedule 4 of the EIA Regulations. A summary of where the Schedule 4 requirements are addressed within the ES is given in Table 2.3.

Table 2.3: Schedule 4 Requirements Summary

Schedule 4 Requirement	Where addressed within the ES
1. A description of the development, including in particular: (a) a description of the location of the development; (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases; (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste) produced during the construction and operation phases.	(a) **Chapter 3 Application Site** (b) **Chapter 4 Proposed Development and Alternatives** (c) **Chapter 4 Proposed Development and Alternatives** (d) within in **Chapter 4** as it relates to the scheme description and within **Chapters 6 – 10** as it relates to the individual topic areas.
2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	**Chapter 4** Alternatives section.
3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	The baseline is fully described / established within **Chapters 6 – 10** as it relates to individual topic areas.
4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	The baseline factors that have the potential to be affected by the Proposed Development are fully described and established within **Chapters 6 – 10** in Baseline Conditions as it relates to individual topic areas.
5. A description of the likely significant effects of the development on the environment resulting from, inter alia:	(a, b, c, d & g) A description of the likely significant effects for each individual topic

(a)the construction and existence of the development, including, where relevant, demolition works; (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources; (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste; (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters); (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources; (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; (g) the technologies and the substances used.	area is discussed within **Chapters 6-10** Assessment of Likely Significant Effects as it relates to individual topic areas of the ES. (e) **Chapters 6 - 10** Cumulative and In-Combination Effects sections of the ES as it relates to individual topic areas. **Chapter 2** details the approach to cumulative effects and lists developments considered within the assessment. (f) **Chapter 8** considers the effects relating to climate change
6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	**Chapters 6 – 10** detail the Assessment Approach used for each individual topic assessment, including limitations and difficulties to the assessments as it relates to individual topic areas.
7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	**Chapters 6 – 10** in the Mitigation, Enhancement and Residual Effects section detail mitigation and enhancement measures as it relates to individual topic areas.
8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(3) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this	**Chapters 6 – 10** in the Mitigation, Enhancement and Residual Effects section details any residual effects as it relates to individual topic areas.

description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	
9. A non-technical summary of the information provided under paragraphs 1 to 8.	Non-Technical Summary is provided as a separate volume to this ES.
10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	References are provided at the end of each Chapter.

Determining Likely Significant Effects and Significance Criteria

2.40 The EIA (and therefore the ES) has been undertaken with due consideration of the following:

- Consideration of the relevant National Planning Policy Framework (NPPF) and accompanying PPG, and the statutory extant and emerging development plan policies;
- Guidance documents, such as Institute of Environmental Management and Assessment (IEMA), EIA Guide to Shaping Quality Development (IEMA), EIA Guide to Delivering Quality Development (IEMA) and Effective Non-Technical Summaries for Environmental Impact Assessment (IEMA);
- Review of the baseline situation through existing information, data, reports, site & desktop surveys;
- Consideration of potential sensitive receptors;
- Identification of likely significant environmental effects and an evaluation of their duration and magnitude where applicable;
- Expert opinion and technical modelling, where relevant;
- Use of relevant technical and good practice guidance; and
- Specific consultation with appropriate bodies.

2.41 Environmental effects have been evaluated with reference to definitive standards and legislation where available. Where it has not been possible to quantify effects, assessments have been based on available knowledge and professional judgment.

Approach to Determining Significance Criteria

2.42 The EIA identifies the likely 'significance' of environmental effects (beneficial or adverse) arising from the Proposed Development. Each technical Chapter defines discipline specific 'likely significant effects' by the use of pre-determined assessment criteria. Individual disciplines stipulate the specific assessment criteria used within their own technical chapters under 'Assessment Approach'; however in broad terms, environmental effects can be described as adverse, beneficial or neutral on a sliding scale, for example, major-moderate-minor-negligible.

2.43 In many technical disciplines (but not all), significance reflects the relationship between two factors:

- The magnitude or severity of an effect (i.e. the actual change taking place to the environment); and
- The sensitivity, importance or value of the resource or receptor.

2.44 Specific separate criteria for determining the degree of 'magnitude' and the degree of 'sensitivity' (or importance or value) is clearly defined within each technical chapter, and again is often on a sliding scale (e.g. high-medium-low).

2.45 The significance of a particular effect can then be derived from the interaction of the receptor's sensitivity and the magnitude of change likely to be experienced.

2.46 An example of this 'matrix' process is indicated below in Table 2.4, however it should be noted that this is provided as a general guide only. Discipline-specific methodology is often used rather than generic criteria, as it is recognised that broad criteria does not always cater for all disciplines, particularly where best practice and guidance require subtle differences. All significance criteria are clearly explained within each technical chapter under the heading of Assessment Approach.

Table 2.4: Example degrees of Significance based on Magnitude/Sensitivity

		Sensitivity of Receptor			
Magnitude of Change		**High**	**Medium**	**Low**	**Negligible**
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

2.47 Significance of effects would be assigned both before and after mitigation where relevant.

Approach to Establishing Mitigation and Residual Effects

2.48 Standard measures and the adoption of tried and tested construction best practice methods to avoid, minimise or manage adverse environmental effects, or to ensure realisation of beneficial effects, are assumed to have been incorporated into the design of the Proposed Development and the methods of its construction from the outset. This approach is in accordance with IEMA best practice guidance which states that when identifying likely significant environmental effects, any methods of environmental management or protection that *"…will be required regardless of any EIA assessment, as is imposed, for example, as a result of legislative requirements and / or standard sectorial practices…"* can reasonably be assumed to be implemented. Examples of such measures include the implementation of Construction Environmental Management Plans (CEMPs) and Considerate Construction practices. Further information on the standard measures and construction best practice is detailed in **Chapter 4: The Proposed Development and Alternatives**. Where outlined, the assessment is of the Proposed Development incorporating these measures.

2.49 Measures to mitigate environmental effects of the proposed development can take two forms;

- Embedded mitigation - is the consideration of mitigation embedded into the fixed scheme (as per the detailed plans) with the aim where possible, of avoiding, reducing or offsetting significant adverse effects, determined during the course of the assessment; and

- Further mitigation – is the mitigation that is not embedded into the proposals and which requires further action than already proposed.

2.50 As noted above, a number of design responses have been embedded into the development. These 'designed-in' measures are factored into the assessment of likely significant effects prior to the consideration and assessment of further mitigation measures. Where further mitigation measures are proposed that are specific to an environmental theme (e.g. ecological measures incorporated into the landscaping scheme etc.), these are highlighted within the relevant technical chapters and may be subject to appropriate planning conditions or obligations. Where the assessment of the Proposed Development has identified potential for adverse environmental effects, the scope for mitigation of those effects, for example by way of compensatory measures, has been considered and is outlined in the appropriate technical chapter. It is assumed that such measures would be subject to appropriate planning conditions or obligations.

2.51 Where the effectiveness of the mitigation proposed has been considered uncertain, or where it depends upon assumptions of operating procedures, then data and/or professional judgment has been introduced to support these assumptions.

Approach to assessing Cumulative and In-Combination Effects

2.52 The ES responds to the requirement in the Regulations to assess the cumulative effects of the Proposed Development. Within EIA, cumulative effects are generally considered to arise from:

- Inter-project Cumulative Effects: The combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effect; and

- Intra-project Cumulative Effects: The combined effect of individual effects (for example noise, airborne dust or traffic) on a single receptor where deemed potentially significant (referred to as “in-combination” in the Design Manual for Roads and Bridges (DMRB) LA 104 Environmental Assessment and Monitoring).

Inter-project Cumulative Effects

2.53 With respect to inter-project cumulative effects, the EIA Regulations state that consideration should be given to “*other existing and/or approved projects*” (Schedule 4, paragraph 5(e)). This is further supported by the PPG which states “*There are occasions.....when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development*” (Paragraph: 024 Reference ID: 4-024-20170728). Regard has therefore been given to relevant “*existing and/or approved projects*”, which alongside the development of the proposals at the Site, could potentially result in cumulative significant effects (discussed further below).

2.54 It is also acknowledged that there may be other proposals which are considered as "*reasonably foreseeable*" as referred to within the European Guidance in relation to the definition of cumulative effects. It is important to recognise that it is not the role of the ES to assess all these types of potential developments and a staged approach in identifying which 'other sites' are relevant to consider is appropriate. A review has therefore been undertaken of relevant "*existing and/or approved projects*" and also other potential developments which have been subject to planning applications. This review included major developments within a 2.5km radius of the site via a search of MCC’s and TMBC’s planning application search function available on each Council’s website. The search included those applications that have been approved within the last 5 years. It is

considered that this radius and timeframe is a robust approach to identify the potential for any cumulative effects that may arise given the characteristics of the Proposed Development. Where developments are recently operational, these will be included in the baseline. Following receipt of the Scoping Opinion from MCC, additional cumulative sites were requested. Those schemes identified are set out in Table 2.5 below.

Table 2.5: Cumulative Schemes

Application Reference	Description	Distance	Status
99795/OUT/20	**Former Kellogg's Site Talbot Road Stretford M16 0PG** Outline planning application (all matters reserved except for access) for the redevelopment of the site for up to 750no residential dwellings (Use Class C3); local centre and office uses (Use Class E); education (Use Class F1); hotel (Use Class C1); drinking establishment (sui generis); energy centre (Use Class B2) uses and associated infrastructure and open space, with access from Talbot Road.	850m north	Approved July 2022 – currently under construction
103844/HYB/21	**Land At Stretford Mall And Lacy Street Chester Road Stretford M32 9BD** Full planning permission for the demolition of specified buildings; and outline planning permission with all matters reserved except for access for a mixed-use development comprising: up to 13,000 sqm of commercial, business and service floorspace (Use Class E); up to 2,800 sqm of public house or drinking establishment floorspace (Sui Generis); up to 720 sqm of learning and non-learning institutions (Use Class F1); up to 2,400 sqm for local community uses (Use Class F2); up to 800 residential units (Use Class C3); public realm and landscaping; highways improvement works; and other associated infrastructure	1.35km west	Approved April 2023 – currently under construction
110093/FUL/23	**Longford Park Stretford** Redevelopment works at Longford Park including the redesign of the former Longford Hall footprint; restoration of Long Barn to facilitate use as a volunteering, activity and skills development hub; creation of a pump track; de-culverting of Longford Brook; resurfacing and reconfiguration of car parking, footpaths and tennis courts; new lighting columns, creation of new gateway features into the park; creation of a number of new surfaced footpaths; surface water attenuation; repairs and alterations to the Longford Hall portico, walled garden (including walls), ha-ha and wildlife gardens; redevelopment of Pets Corner; alterations and redevelopment of sports facilities; refurbishment and improvements to both play areas; and habitat creation, including areas of open meadow, tree and shrub planting and other associated development to facilitate the above works.	Adjacent to western boundary of the site	Approved April 2023
136791/FO/2023	**Former Chorlton Leisure Centre Manchester Road Chorlton Manchester M21 9PQ**	500m east	Approved August 2023 – construction started

	Erection of 2 no. 5 storey residential buildings comprising 50 no. dwellings (Class C3) with ancillary communal facilities; and, associated access, car parking, bin store, amenity space and landscaping, following the demolition of the existing building		
136878/FO/2023	**4B Albany Road Manchester M21 0AW** Erection of a 4 storey building to form 40 no. residential apartments, together with cycle and car parking, bin store, landscaping and boundary treatments following demolition of existing buildings.	620m south east	Approved October 2023 – groundworks started
114228/FUL/24	**Residential and commercial development at Brixham Road Stretford Manchester M16 0YG** Demolition of existing buildings and the redevelopment of the site with a residential-led mixed use scheme comprising 145 dwellings (Class C3) and a commercial unit (Class E), with communal amenity space, car parking and landscaping.	760m north east	Not yet determined
141706/DEM/2024	**Redevelopment of Chorlton precinct to a series of townhouses and apartment buildings with retail/restaurant/flexible use units on the ground floor.** An application for demolition of the buildings on site has been received.	520m south east	No planning application yet. An application for demolition of the buildings on site has been received (141706/DEM/2024).
114818/FUL/24	**1 Trafford Wharf Road Trafford Park Manchester M17 1BY** Demolition of existing building on site and the development of a residential-led mixed use development, comprising 438 dwellings (Use Class C3), purpose built student accommodation comprising 419 bedrooms (Sui Generis) and 2235 sqm of associated office and academic space (Use Class F1(a)), 326 sqm of commercial floorspace (Use Class E (a)(b)(d)(g(i)), associated car/cycle parking and landscaping. The wider Trafford Wharfside Development Framework approved by TMBC will deliver up to 5,000 new homes, associated retail and leisure space and the redevelopment of Old Trafford football stadium on 215 acres of land between the Manchester Ship Canal, Old Trafford stadium, and Europa Way.	1.76 km north	Not yet determined
115175/FUL/24	**Land At Great Stone Road Stretford Manchester M32 0ZW** Residential development comprising 228 dwellings (Use Class C3) with external amenity space and associated parking and access.	580m north west	Not yet determined

Intra-project Cumulative Effects and In-Combination Effects

2.55 Intra-project effects are the combined effect of individual effects (for example climate change impacts and ecological receptors) on a single receptor which have the potential to be significant. Where such effects are identified, these are discussed within each technical chapter (refer to **Chapters 6-10**).

General Assumptions & Limitations

2.56 The principal assumptions that have been made and any limitations that have been identified in preparing this ES are set out below:

- Information received from third parties is complete and up to date;
- The design, construction and completed stages of the Proposed Development will satisfy legislative requirements; and
- Conditions, or other legal obligations, will be attached to the planning permission to secure 'mitigation', where considered necessary to make the Proposed Development acceptable.

Structure of Technical Chapter

2.57 Throughout the EIA process, the likely significant environmental effects of the Proposed Development will be assessed. Within each of the technical chapters the information which will inform the EIA process has generally been set out in the following way:

- Introduction - to introduce the topic under consideration and state the purpose of undertaking the assessment;
- Assessment Approach - to describe the method and scope of the assessment undertaken and responses to consultation in relation to method and scope in each case pertinent to the topic under consideration;
- Baseline Conditions - a description of the baseline conditions pertinent to the topic under consideration including baseline survey information;
- Assessment of Likely Significant Effects - identifying the likely effects, evaluation of those effects and assessment of their significance, considering both construction and operational and direct and indirect effects;

- Mitigation, Enhancement and Residual Effects - describing the mitigation strategies for the significant effects identified, noting any residual effects;
- Cumulative Effects - consideration of potential inter and intra cumulative effects (as discussed above); and
- Summary - a non-technical summary of the chapter, including confirmation of the likely significant residual effects identified, mitigation measures and conclusion.

The Project Team and Competent Experts

2.58 The ES has been compiled using a wide range of sources and with inputs from competent, technical specialists, see **Appendix 1.1** for full list. The organisations and their roles in the project team are listed in Table 2.6 below.

Table 2.6: Competent Experts

Discipline	Organisation
EIA Project Management	Asteer Planning
Ecology and Arboriculture	Urban Green
Socio-economics and Health	Pegasus
Climate Change	Ridge
Archaeology	Wardell Armstrong
Ground Conditions	E3P

3 THE APPLICATION SITE

Introduction

3.1 This Chapter provides a description of the Site and its surrounding context. More discipline specific descriptions of the site and surrounding area are provided within each individual Chapter and associated appendices.

Site Description and Environmental Designations

3.2 The Site is 4.61 hectares in size where the majority of the Site falls within the administrative area of MCC, however a very small area (0.0156 hectares / 156.5 sqm) also falls within the borough of Trafford.

3.3 The Site comprises land in Chorlton, Manchester, bounded to the west by Longford Park, to the east by St John's RC Primary School and the rear of properties on Peveril Crescent and Copley Road, to the north by the rear of properties along Rye Bank Road, and to the south by Ryebank Road and Longford Road.

3.4 The Site consists predominantly of vacant, unmanaged grassland. There are a number of mature trees located along the boundary of the Site, including a small dense wooded area of aspen trees in the northern part, known locally as Aspen Grove. There is also a small area of hardstanding in the southern part of the Site. A number of protected species surveys have been undertaken which are outlined in **Chapter 6: Ecology and Arboriculture** of this ES.

3.5 There are no Tree Preservation Orders on the Site.

3.6 The closest ecologically designated site is Brookheys Covert Site of Special Scientific Interest (SSSI) which is approximately 7.74km south west of the Site. The very north eastern tip of the Site is slightly within the SSSI risk zone, however it is not a development type within the criteria which would require consultation with Natural England. There are three Local Nature Reserves (LNR) within 2.5km of the site including:

- Chorlton Ees & Ivy Green LNR situated approximately 830m south of the Site;
- Broad Ees Dole LNR situated approximately 1.2km south east of the Site; and
- Chorlton Water Park LNR situated approximately 2.4km south west of the Site.

3.7 The topography of the Site is generally flat, however, there is a ditch (currently dry and completely overgrown with scrub) located towards the centre, which runs east to west.

This ditch is purported to form part of the Nico Ditch, a long, linear earthwork dug in medieval times as a defensive fortification or potentially a boundary marker, which stretches six miles across south Manchester. It is considered as a non-designated heritage asset of potential archaeological interest (see **Chapter 9: Archaeology** for further information).

3.8 Although the majority of the Site is located within the boundary of MCC, a small area along the northern edge is within the boundary of Trafford Metropolitan Borough Council ('TMBC'). This small area, which is approximately 156.5 sqm in size, connects the Site to the public highway of Rye Bank Road and is currently occupied by the Rye Bank Community Gardens, a shared residential garden facility which was listed as an asset of community value in 2021.

3.9 Historically, the site was in use as a clay pit for an adjacent brickworks on the site of the current St Johns RC Primary School. When the Site's former use as a clay pit for a nearby brickworks ceased, it was backfilled. The clay pits were backfilled with a wide variety of materials, which it is now known (from the results of site investigation work undertaken on behalf of the Applicants) are contaminated, see **Chapter 10: Ground Conditions** for further information.

3.10 The Site is not within an Air Quality Management Area (AQMA), however at its closest point, the Trafford AQMA is approximately 100m north of the site. The Greater Manchester AQMA is approximately 200m south of the site on Great Stone Road.

3.11 The Site is entirely within Flood Zone 1 in relation to the risk from river and sea flooding. It is predominantly at no risk of surface water flooding, however there is a linear strip through the centre of the site which is between low to high risk.

3.12 There are 15 Grade II Listed Buildings located within approximately 1km of the Site, the closest being Chorlton Library, approximately 510m to the south east of the Site. There are two Scheduled Monuments within 5km of the site, the closest being Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields 480m SSE of Platt Hall, approximately 4.2km east of the site.

3.13 The Site is not in or within the vicinity of any statutory landscape designations including National Landscapes.

3.14 Whilst there is a small number of informal desire line paths crossing the Site, there are no formal designated Public Rights of Way (PRoW).

3.15 Existing vehicular access to the Site is from the junction of Longford Road with Ryebank Road to the south, with a further pedestrian access onto Rye Bank Road to the north.

3.16 An number of utilities cross the site, including a 610mm IP Gas Main and main outfall sewer, from north to south following the rough alignment of Ryebank Road. In addition, the Thirlmere Aqueduct runs across the northern boundary of the Site.

Surrounding Area

3.17 The Application Site adjoins existing areas of housing to the north along Rye Bank Road, to the east along Peveril Crescent and Copley Road and to the south by Ryebank Road and Longford Road. St John's RC Primary School is also located to the east.

3.18 Longford Park is located to the west of the Site, which is an established formal park with sports facilities, community uses and expansive green spaces which are well used by the wider community.

3.19 Longford Park is separated from the western boundary of the Site by an area of mature tree planting and is located within the Longford Park Conservation Area.

3.20 A short distance to the south of the Site are further green spaces, including Turn Moss (approximately 440m), Chorlton Ees nature reserve (approximately 830m), Sale Water Park (approximately 2km) and the River Mersey (approximately 1.67km).

3.21 The Site is located in close proximity to Chorlton district centre (a 10-minute walk away) and Stretford district centre (a 15-minute walk away). Both of these centres comprise a range of services and facilities, including local shops, medical services and public transport connections.

Accessibility by Non-Car Modes

Accessibility on Foot

3.22 The Application Site is well related to the footways provided on Longford Lane, Ryebank Road and Rye Bank Road.

3.23 The existing footways in the locality provide pedestrian connections throughout the area and offer direct linkages to the nearby day-to-day amenities and services in the vicinity of the Application Site, such as shops, schools, healthcare facilities and leisure amenities, including those located within Chorlton district centre and Stretford district centre.

Accessibility by Cycle

3.24 The Application Site is accessible by bicycle.

3.25 The nearest Sustrans Regional Route 82 (Bridgewater Way) lies approximately 0.9km to the west of the Site. A National Sustrans Route (62) is situated approximately 1.2km to the south of the Site.

Accessibility by Public Transport

3.26 The nearest bus route corridors to the Site are located on Edge Lane, Manchester Road and Kings Road. The nearest bus stops have shelters and timetable information.

3.27 The closest tram stop to the site is Firswood (c. 750m away from the centre of the Site). Metrolink tram services connect Firswood to Manchester City Centre and other areas including Altrincham, Eccles, East Didsbury, Media City, Ashton, the Airport, Rochdale, Bury, Salford Quays and the Trafford Centre.

3.28 The nearest mainline train station is the Manchester United Football Ground Station, which lies 1.5km to the north of the Site.

Planning History

3.29 An outline planning application for a residential development on the Site, including public open space and a children's play area, was refused by MCC on 6 June 1996 (application ref. 049013/OO/SOUTH2/95).

3.30 An appeal was subsequently lodged against this refusal, but this was dismissed by the Planning Inspectorate on 8 August 1997 (appeal ref. T/APP/B4215/A/96/274140/P5). In determining the appeal, the Inspector accepted the principle of developing the Site for residential purposes, subject to justifying the loss of the former playing fields.

Summary

3.31 The Site is 4.61 hectares in size where the majority of the Site falls within the administrative area of MCC, however a very small area (0.0156 hectares / 156.5 sqm) also falls within the borough of Trafford. The Site comprises predominantly vacant, unmanaged grassland, bound to the west by Longford Park, to the east by St John's RC Primary School and the rear of properties on Peveril Crescent and Copley Road, to the north by the rear of properties along Rye Bank Road, and to the south by Ryebank Road and Longford Road. More discipline specific descriptions of the site and surrounding area are provided within each individual Chapter and associated appendices.

4 THE PROPOSED DEVELOPMENT AND ALTERNATIVES

Introduction

4.1 This Chapter of the ES sets out the description of the Proposed Development, in addition to identifying the main reasonable alternatives to the Proposed Development that have been considered and the main reasons for selecting the chosen option.

4.2 Schedule 4, Part 1 of the 2017 EIA Regulations outlines the information that should be provided within an ES. This Chapter includes a 'Description of the Development', including in particular:

"*a) A description of the location of the development;*

b) A description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land use requirements during the construction and operational phases;

c) A description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;

d) An estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases)."

4.3 This Chapter and the accompanying figures define the maximum quantum of development proposed and describes the Proposed Development in line with Schedule 4 of the EIA Regulations as far as possible considering the full nature of the application. A description of the enabling works and broad construction methods and processes is also presented.

4.4 The information presented in this chapter alongside the Supporting Plans (refer to **Appendix 4.1**) submitted for approval form the basis of the EIA and provides the level of detail required to enable the assessment of environmental effects for the application in line with the EIA Regulations.

Development Parameters

4.5 As discussed in **Chapter 2: Assessment Scope and Methodology**, the EIA has been carried out with regards to a range of fixed development parameters to enable robust assessments to be completed. Alongside the written description of development outlined in this Chapter, the development parameters, which have been used within the assessment of environmental effects are presented in Table 4.1 below:

Table 4.1: EIA Development Plans

EIA Plans	Purpose	ES Figure Reference and Drawing Number
Existing Site Location Plan, Red Line Boundary	Defines the extent of the site to which the planning application relates.	Figure 1.1 05476-5PA-MP-XX-DR-A-000001
Masterplan	Defines the proposed layout of the site	Figure 4.1 05476-5PA-MP-XX-DR-A-000200
Proposed Site Plan - Tenure Plan	Defines the different types of housing provided on site and the layout	Figure 4.2 05476-5PA-MP-XX-DR-A-000201
Landscape Layout	Identifies the landscaping details for the proposed development	Figure 4.3 4343 101-C
Access Plans	Defines the access strategy at the southern point of the site	Figure 4.4 SK22351-201
	Defines the access strategy at the northern point of the site	Figure 4.5 SK22351-202

4.6 Reference should be made to **Appendix 4.1** for a set of Figures utilised in the assessment and which have informed the assessment as reported in this ES. As this is an application for full planning permission, it is anticipated that a planning condition is secured requiring that the Proposed Development is brought forward in accordance with the detailed plans submitted for approval. Further information is provided within the application's accompanying Design and Access Statement (DAS) (5Plus, February 2025).

4.7 The following sections describe the Proposed Development as shown on the suite of application plans which have informed the technical assessments as reported in this ES and as presented in **Chapters 6-10**. The requirement for the Proposed Development to come forward in accordance with the detailed plans that are submitted means that the likely significant effects will have been fully assessed.

Description of Development

4.8 The proposed description of development, for which full planning permission is being sought, is as follows:

"Erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works."

Mix of housing types and tenures proposed

4.9 The mix of housing proposed is as follows:

- 42 no. age-friendly, affordable (social-rented) apartments (comprising a mix of 1 and 2-beds);
- 52 no. private sale, 3 and 4-bed houses;
- 18 no. co-housing homes with communal facilities, including 12 apartments (1 and 2-bed) and 6 houses (2, 3 and 4-bed); and
- 8 no. specialist supported 1-bed apartments for autistic adults.

4.10 Further details on each of these types and tenures are provided below and shown on **Figure 4.2**.

Age-Friendly Affordable Apartments

4.11 The age-friendly affordable apartments would be delivered by Southway Housing Trust.

4.12 40 no. 1-bed apartments and 2 no. 2-bed apartments would be provided for social rent for people aged 55 and over.

4.13 The age-friendly affordable apartments would be provided in two separate 3-storey buildings in the northern and southern parts of the Site.

4.14 It is intended that the age-friendly affordable apartments would be social rented. This is however dependent upon the grant levels achieved in negotiation with Homes England. If they are not social rented, then the apartments would be affordable rented (i.e. rent that is 80% of market value for the local area), but capped at the 'Manchester Living Rent', which is rent set at or below the Local Housing Allowance level.

4.15 The proposed elevations of the age-friendly affordable apartment buildings would adopt a simple, modern aesthetic, incorporating a regular window pattern within an elevational treatment consisting of red brick on the building in the southern part of the Site and buff brick on the building in the northern part of the Site.

Private sale houses

4.16 The private sale houses would comprise 10 no. 3-bed townhouses in the southern part of the Site, 10 no. 4-bed semi-detached villas in the northern part of the Site ('Longford Park Villas') and 32 no. 4-bed townhouses in the northern part of the Site ('Communal Green Houses').

4.17 The proposed Longford Park Villas are 3 storeys tall would be clad in red brick, with terraces at the first floor. The top (third) storey of each villa would be contained in a red metal standing seam pitched roof with feature dormer windows to reduce the scale of the house and match the form of neighbouring housing.

4.18 The proposed Communal Green Houses would be 3 storeys tall and clad in a buff brick with a terracotta metal roof, extending to first floor level at each end to bookend the terrace.

4.19 The private sale houses in the southern part of the Site would be 2 storeys tall with dormer windows.

Co-housing homes

4.20 The co-housing homes, which would be located in the southern part of the Site, would comprise 12 no. apartments (1 and 2-bed) in a 3-storey L-shaped block and 6 no. townhouses (2, 3 and 4-bed) in a 2-storey terrace.

4.21 The external appearance of the co-housing apartments would comprise a buff brick with black composite timber cladding and black standing seam metal roof.

4.22 The design of the proposed co-housing has been informed by a brief provided by Manchester Integenerational Co-housing (MICO). MICO was established by a group of local residents and is aiming to create the first net carbon zero co-housing community in Manchester, centred around sustainability and living ecologically sensitive lifestyles.

Supported living accommodation for autistic adults

4.23 The supported living accommodation for autistic adults would comprise 8 no. 1-bed apartments provided within a 2-storey building in the south-western corner of the Site.

4.24 These apartments have been designed to meet the needs of young adults with autism and help them live independently.

4.25 The external appearance of the supported living accommodation for autistic adults would comprise red brick.

Energy Efficiency

4.26 All of the proposed new homes (houses and apartments) would be delivered to Passivhaus standard.

4.27 Passivhaus refers to buildings created to achieve high energy efficient design standards, so that they maintain an almost constant temperature.

4.28 Passivhaus buildings require very little additional heating or cooling.

Layout

4.29 The overall layout of the Proposed Development seeks to knit together the new housing with the existing residential neighbourhoods located to the north and south of the Site. It aims to create a sense of arrival at the northern and southern access points to the development, whilst also acknowledging the presence of Longford Park to the west.

4.30 The provision of a cycleway and footway running north-south through the Site ('the Greenway') would create a new active travel route, whilst also helping to establish a village character in the western part of the Site, which borders Longford Park.

4.31 The layout seeks to retain the existing high quality green infrastructure on the Site, whilst also creating additional new green spaces.

4.32 The proposed buildings would create enclosure and a varied streetscape, sitting within the following character areas across the proposed development. See **Figure 4.1** (Masterplan) for further detail:

Masterplan North

- *The Central Community Green:* comprising two terraces of houses arranged around a shared private green space (with in-curtilage parking to the rear), enclosed to the north by one of the age-friendly affordable apartment buildings.

- *The Park Edge:* comprising the 10 no. Longford Park Villas, located in the western part of the Site, which adopt footprints that would allow daylight and sunlight to permeate through the development.

- *The Nico Ditch:* a key central space within the Site, comprising a drainage pond which would also serve as a wetland ecological feature, enclosed to the north by a short terrace of houses.

Masterplan South

- *Longford Road Entrance Buildings:* comprising the supported living for autistic adults building and one of the age-friendly affordable apartment buildings, which would act as a gateway to the development from the southern boundary of the Site.

- *The Adoptable Street:* a tree-lined street, constructed to adoptable standards, located to the east of the southern access road, containing a row of 10 terraced houses (arranged with generous front gardens) to the north and the age-friendly affordable apartment building to the south.

- *The co-housing courtyard:* the co-housing homes would be arranged around a central courtyard, which would contain a mixture of private and shared amenity space, aimed at creating a focus for communal activities.

Landscaping and Open Space

4.33 A detailed landscape strategy is provided within the submitted Design and Access Statement (5Plus, February 2025). A summary is presented below and shown on the Masterplan at **Figure 4.1** and Landscape Layout Plan at **Figure 4.3**.

4.34 The proposed development aims to retain and enhance existing landscaping features on the Site wherever possible. New landscaping is proposed to help create an attractive setting to the new built development that would be delivered, strengthening the linkages

with the surrounding context to the Site, including the established residential areas that adjoin it and Longford Park to the west.

4.35 Key elements of the landscaping strategy include the creation of the following:

- A new pedestrian and cycle greenway running through the Site, connecting Longford Road / Ryebank Road to the south with Rye Bank Road to the north.
- An informal pathway network linking with the greenway and providing direct connections to the adjacent Longford Park.
- A series of public play spaces throughout the development, predominantly along the greenway, which would create nodes of informal activity and provide incidental recreational opportunities for the new residents and the wider community.
- A village green in the southern part of the Site, offering an open and inviting landscape with a strong community focus, which would include a community open space (Longford Community Garden) with grow zones, a lawn, seating and an informal play area.
- An ecological basin in the vicinity of the ditch (referred to as Nico Ditch), comprising an attenuation pond required for drainage purposes surrounded by soft landscaping and focused on promoting biodiversity and attracting wildlife all year round.
- A community garden (Ryebank Community Garden) in the northern part of the Site, including informal play areas, orchards and grow zones. This would provide an opportunity to re-locate the existing Rye Bank Community Gardens that lies along the northern edge of the Site.
- A communal garden for the age-friendly affordable apartment building in the southern part of the Site, providing a range of seating and gardening opportunities.
- A community greenspace ('the Central Community Green') located between the two terraces of houses in the northern part of the Site, including paving, informal play areas and seating, where residents could engage with neighbours and use the space for outdoor recreation and socialising.
- A street and pedestrian route running through the proposed development, containing tree-planting and rain gardens to give it a green character.

- The retention of the majority of the Aspen Grove, which would be enhanced and managed.
- The retention of other high value wildlife habitats and the enhancement of medium value habitats wherever possible.
- Ornamental and wildlife attractive planting throughout the development.

Access and Parking

Vehicular Access

4.36 Two independent vehicular access points to the development proposed, which would ensure that no through traffic is created. See **Figure 4.4** and **Figure 4.5** which demonstrates the access strategy.

4.37 One access would be to the south of the Site off Longford Road and the other access would be from the north of the site off Rye Bank Road. There would be no vehicle through route between these two access points, other than for emergency vehicles.

4.38 This vehicular access strategy accords with the approved Ryebank Road Development Framework, which promotes a dual access arrangement, explaining on page 42 of this document that this would *'ensure that no through traffic and "rat running" is created.'*

4.39 As demonstrated within the submitted Transport Assessment, suitable provision has been made to accommodate the movement of large vehicles (such as waste collection trucks) within the Site.

Parking

4.40 Resident car parking would be provided via a combination of in-curtilage and courtyard provision throughout the Proposed Development.

4.41 The level and distribution of resident car parking proposed was agreed in principle with MCC during the pre-application discussions that took place, having been informed by a parking assessment undertaken on behalf of the Applicants.

4.42 In addition to resident parking, a total of 19 no. spaces would be provided across the Site for use by visitors and other members of the community. Two of these spaces would be allocated to car club vehicles for use by residents and the surrounding community.

4.43 All of the private sale houses would be provided with an EV charger. EV charging facilities would also be made available within the parking courtyards serving the co-housing, the

age-friendly affordable apartments and the supported living accommodation for autistic adults.

4.44 Further details on the parking provision proposed is presented within the submitted Transport Assessment (SK Transport, 2024).

Cycle Parking

4.45 All of the proposed houses would have sufficient space to accommodate cycle parking within curtilage.

4.46 29 no. cycle parking spaces would be provided within a dedicated store serving the co-housing homes, including three cargo bike spaces and four mobility scooter spaces.

4.47 Each of the age-friendly affordable apartments would be provided with cycle storage space.

4.48 The supported living accommodation for autistics adults would be provided with 8 no. cycle parking spaces in a covered location.

4.49 Sheffield stands accommodating 14 no. cycle parking spaces would be provided throughout the areas of communal landscaping and open space for use by visitors.

On-site circulation

4.50 The layout of the proposed development has been designed to make appropriate provision for active travel modes and to ensure the Site is fully permeable for pedestrians and cyclists.

4.51 Proposed vehicular routes within the Development have been designed to encourage slow speeds to create a suitable environment for all active travel modes and people of all ages and mobility levels. Traffic calming measures would be incorporated across the Site, including raised tables on side road entries and on the main access roads to facilitate pedestrian crossings.

4.52 The proposed Greenway running along the western edge of the Site would provide a 3m wide traffic free/segregated active travel route is to allow a connection north-south.

4.53 The whole Site would be pedestrian-friendly, with walking and cycling routes connecting all parts of the Development, allowing residents and the wider community to move around easily.

4.54 The vehicular access road into the Site off Longford Road to the south would be offered to the Local Highway Authority for adoption.

4.55 It is anticipated that the vehicular access road into the Proposed Development via Rye Bank Road to the north would be constructed to highway adoption standard, which could be maintained by a private management company as required.

Off-site highway improvements

4.56 The Applicants are committed to delivering the following off-site highway improvements as part of the proposed development, which would be secured via a Section 278 Agreement:

- The formation of highway access points to Longford Road;
- Provision of a section of footway at the western end of Longford Road; and
- The introduction of a traffic calming scheme on Longford Road.

4.57 The Applicants are also committed to making a financial contribution to cover the cost of a Traffic Regulation Order to introduce double yellow lines and short-stay parking controls to remove opportunities for street parking on the southern vehicular access road, which would be offered to the Local Highways Authority for adoption. It is anticipated that this contribution would be secured through a Section 106 Agreement.

Drainage Strategy

4.58 The development is to have a dedicated surface water network that serves to drain the highway, building plots and associated hard landscaping, which will be attenuated to greenfield runoff rates prior to discharge. It is proposed that surface water will be discharged into an existing drain within the site boundary. Following this, and subject to agreement from Trafford Council, Manchester City Council, United Utilities and the Environment Agency, this will connect to Longford Brook via Longford Park by upgrading/improving an existing drain.

4.59 Detailed information relating to the construction of the surface water drainage solution is unknown at this stage and will be secured via condition requiring the detail drainage strategy to be submitted and approved. Any off-site infrastructure works will be undertaken in accordance with the Construction Environmental Management Plan (CEMP).

4.60 In terms of foul water, the development is to have two dedicated foul water networks that will collect foul water associated with the apartments and houses. Each network is to discharge separately to the public combined sewers situated within the highways that border the site.

4.61 Each connection to the public sewer will be subject to a Section 106 application with United Utilities. The proposed connections have been agreed in principle with United Utilities via predevelopment enquiry.

Construction Works

4.62 This section of the Chapter describes the proposed programme of construction works and the key activities that will be undertaken prior to completion and occupation of the development. There could also be slight variations to the construction works and the final programme of works will be determined by the appointed contractor prior to the commencement of development. For this reason, the following description is based on reasonable assumptions and is based on the collective experience of the Technical Team with similar projects.

Programme and Phasing

4.63 For the purposes of the EIA to ensure a robust assessment, and given the size of the Proposed Development, no phasing has been assessed and it is assumed that the construction and enabling works will be a continuous programme until full site completion.

Description of Works: Project Sequencing

4.64 The broad sequencing of enabling and construction activities will likely comprise:

- Mobilisation works and construction site establishment;
- Earthworks and substructures;
- Superstructures;
- External envelope; and
- Internal fit out and landscaping.

Prior to Enabling and Construction

4.65 Prior to any enabling or construction works commencing on site, a series of additional surveys and / or information may be required to be prepared and agreed with MCC and TMBC (as relevant). This may include (but is not limited to):

- Enrolment of the Project in the Considerate Contractors Scheme.
- Ecological pre-clearance checks.
- Erection of tree protection measures.

Mobilisation Works and Construction Site Establishment

4.66 Hoarding will be erected to ensure the site remains secure throughout the enabling works and construction process. Site information boards will be erected adjacent to the entrance gates, including an information board with contact numbers for complaints, key site personnel and site access arrangements.

4.67 A number of facilities will be required during the construction process. The on-site facilities will likely include:

- Office and Welfare facilities.
- Reception.
- Site operative area.
- Material Storage.

Tree Protection, Removal and Ecology

4.68 Prior to commencing works on site, an Arboricultural Method Statement ("AMS") will be prepared in accordance with BS:5837 'Trees in relation to design, demolition, construction – recommendations', and Tree Protection Plan will be prepared and agreed with the Council. The trees which are being retained on site will be protected with tree protection barriers to establish the fenced-off construction exclusion zones. In parallel, temporary ground protection measures will be put in place and the routing of all underground servicing will aim to avoid the Root Protection Areas ("RPAs") of retained trees.

4.69 The Arboricultural Impact Assessment (AIA) assessed a total of twenty-seven individual trees, twenty-six tree groups and four woodlands.

4.70 Two individual trees, three tree groups, and four woodlands were assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; twenty-one individual trees and seventeen tree groups were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and four individual trees and six tree groups were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.

4.71 The proposed development would necessitate the removal of the following

- Sections of one tree group (G33) and two sections of woodland (W34 and W35,) assessed as BS 5837: 2012 'High Quality' Retention Category 'A';
- Three individual trees (T48, T49 and T51), four tree groups (G44, G47, G54 and G55) and sections of a further three tree groups (G38, G39 and G46) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and
- Two individual trees (T50 and T52), three tree groups (G1, G2 and G6) and a section from a further tree group (G57) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.

4.72 For further information, see the Arboricultural Impact Assessment at **Appendix 6.8**, which includes the Tree Removal Plan and Tree Works Schedule.

4.73 Ecological pre-clearance checks will be undertaken and licences will be obtained for any relevant works required. Any subsequent works will be undertaken in strict accordance with licence conditions to ensure compliance.

Construction Assumptions

Hours and Method of Working

4.74 Construction works will be undertaken during standard working hours..

4.75 The proposed standard working hours are 08:00-18:00 Monday to Friday, and 08:00-13:00 on Saturdays. Work shall not be undertaken on Sunday or Bank/Public holidays unless otherwise agreed with MCC and TMBC (as relevant).

4.76 In order to maintain the standard working hours, the contractor(s) may require a period of up to half an hour before and up to one hour after normal working hours for start up and close down of activities.

Management of Contracts

4.77 Individual contracts (for example for waste removal) will incorporate relevant requirements in respect of environmental control, based largely on the standard of 'good working practice' as well as statutory requirements. Any sub-contractors (where used) will be required to demonstrate how they will achieve best practice, how targets will be met and how potential effects will be minimised.

Engagement and Stakeholder Communication

4.78 During the construction process, the contractor will keep the local community engaged throughout the build process. Key commitments include:

- **Noticeboard** – The noticeboard on site will be regularly updated with a project programme, phasing, contact details, and works to be undertaken.
- **Newsletters** – Regular newsletters will be issued to residents and other key stakeholders. This will ensure that those parties who haven't seen the noticeboard updates are kept up-to-date on the development. The scope of newsletter distribution will be agreed with MCC and TMBC prior to commencing works on site.

4.79 The development will be registered with the Considerate Constructors Scheme. As such, the works undertaken will be audited on a regular basis by the scheme inspectors. The site notice board will include details of the site's registration, the scheme's administrator contact details, as well as the on-site personnel contacts.

Prior Notice

4.80 In the event of unusual activities or events that can be anticipated, these will be notified to MCC and TMBC wherever possible, in advance of the activity.

Public Liaison

4.81 There will be a designated Liaison Officer who will deal with public and other complaints and enquiries. This nominated individual will be identified to MCC and TMBC prior to the start of site activities, and whenever a change of responsibility occurs.

Responses to Complaints

4.82 Any complaints will be logged on site, where necessary. The procedures will specify the roles and responsibilities of the Liaison Officer and the Council in respect of breaches and complaints from the public. The required actions will be different in each specific case, depending on the operation, equipment or location or applying additional controls.

Environmental Controls, Commitments and Management Plans

4.83 At various stages of the construction process it will be important to have a series of environmental protection measures in place to protect the local environment and surrounding communities, as well as on-site workers. The scope of these controls will be agreed with MCC.

Construction Environmental Management Plan (CEMP)

4.84 A CEMP Framework (AEDI, February 2025, **Appendix 4.2**) (hereafter referred to as the CEMP throughout the ES) has been prepared to ensure that the likely significant effects that may arise from the enabling works and construction of the Proposed Development are actively managed and reduced to an acceptable level. It is anticipated the CEMP will evolve as the project progresses to ensure its content reflects the current construction programme and activities.

4.85 The CEMP comprises:

- Details of the site set-up, site compound facilities and services;
- Details of construction operations highlighting any operations likely to result in disturbance and/or working hours outside the core working period
- Details of works involving interference with a public highway, including temporary carriageway/footpath closures, realignment and diversions;
- Housekeeping procedures and environmental control measures;
- Procedures for managing environmental risks and responding to environmental incidents;
- Standard measures to control and mitigate potential for noise, dust, air quality and water pollution;
- Standard measures for the management of run-off due to construction activities to reduce the risk of pollution and elevated flood risk on and off site;
- Any requirement for monitoring and record keeping;
- Contact details during normal working hours and emergency details outside working hours;

- The mechanism for the public to register complaints and the procedures for responding to complaints;
- Provision for reporting, public liaison, prior notification etc; and
- Procedures for regular dialogue with the Council, relevant authorities and the local community.

Construction Method Statement

4.86 Construction traffic movements could be associated with the following sources:

- Workforce movements to and from the development;
- Deliveries made to the development;
- Removal / import of material from the development; and
- Trips made by associated trades.

4.87 A detailed Construction Logistics Plan will be agreed with the highway authority prior to commencement of enabling works and construction activities. Vehicular access to the Site during the construction phase is likely to be via Longford Road within the boundary of MCC. It will be the responsibility of the Applicant or their Contractor to finalise in consultation with the Highways Authority.

4.88 All construction traffic entering and leaving the site will be closely controlled. Vehicles making deliveries to the Site will travel via designated routes, which would be agreed with the Local Highways Authority. Construction access is likely to be largely taken from Longford Road.

4.89 In order to minimise the amount of construction vehicles using the public highway, the following factors will be considered and implemented:

- Recycling of materials on site, where possible;
- Preparation of a Site Waste Management Plan (“SWMP”);
- Managing construction traffic access times to minimise peak hour movements; and
- Communication of clear traffic route requirements to contractors and suppliers to reinforce the appropriate routes to site.

4.90 On-site parking will be managed to ensure that site staff and visitors do not park along or obstruct the access and circulation roads. The site will be set up to:

- Designate an area on site for site personnel and visitor parking;
- Prevent delivery vehicles from queuing outside the site boundary; and
- Make delivery drivers aware of traffic restrictions on and around the site.

4.91 Pedestrian routes through the site for the workforce will be segregated from vehicle routes using barriers and crossing points will be clearly defined in appropriate locations with good visibility of approaching traffic.

Site Waste Management Plan

4.92 The Applicant is committed to a strategic approach to managing materials and construction materials and ensuring the impact on the environment is minimised by reducing the amount of waste sent to landfill. Therefore, construction waste will be minimised wherever possible through best practice, and the site will be subject to a statutory Site Waste Management Plan.

4.93 Given the size of the site, there will be sufficient space available for handling and storing waste. This will allow different waste streams to be separated (into, for example, untreated wood, treated wood, metals, plastics, inert wastes, plasterboard, hazardous wastes etc), thereby allowing them to be collected by waste management contractors who specialise in those specific waste streams. There is extensive guidance on good site management practice which makes it unlikely that impacts from construction waste will be significant.

Construction Waste

4.94 During the construction phase, there is a potential to generate waste from a variety of sources, including over-ordering; on-site damage of raw materials; and general construction waste such as material off-cuts, packaging and chemical residues. These will be continually managed and monitored as part of the SWMP.

Alternatives

4.95 The EIA Regulations (Schedule 4, paragraph 2) require for inclusion in an ES:

"A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the

proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects"

4.96 The main alternatives to the Proposed Development which the Applicant has considered include:

- The 'No Development' Alternative.
- Alternative designs.

4.97 Alternative locations and land uses were not considered as the site is being brought forward in accordance with the Development Framework, approved by MCC in June 2019, for redevelopment of the site into a high quality residential neighbourhood. Therefore, it is considered that the Site is suitable for the proposed use and it has not been considered necessary to undertaken an alternative sites assessment.

The 'No Development' Alternative

4.98 In the absence of the Proposed Development, it is not expected that there would by any significant changes to the baseline conditions in the short to medium term. Within this timeframe, in the absence of Proposed Development, the use of the site would not alter and therefore the environmental conditions of the site would remain largely in its baseline condition as described in **Chapter 3: The Application Site** and **Chapters 6-10.**

4.99 In the longer term, it is considered that the 'no development' alternative is not preferrable in terms of the likely effects of contamination. The current unsurfaced state of the site allows unrestricted rainfall infiltration, which increases the risk of contaminant mobilisation and leaching into the groundwater. The Proposed Development will be brought forward in line with an agreed remediation strategy and will also reduce infiltration. This addresses the risk of contamination migration at source and represents a long-term and sustainable remediation solution.

Design Evolution

4.100 As part of the iterative EIA and design process, the design of the Proposed Development has evolved to take account of various environmental constraints and opportunities. In this respect, environmental desktop reviews, interim assessments of the emerging Proposed Development, relevant knowledge of the site and feedback from consultation events, have influenced the evolution of the proposals at an early stage in the design process. In adopting this iterative design process has enabled the early identification of mitigation measures which have then become inherent in the design.

4.101 The DAS (5Plus, February 2025) that accompanies the planning application describes the design evolution and concepts. However, in essence, early design of the Proposed Development has been influenced by the key constraints and opportunities, which in turn have helped refine and structure the scheme.

4.102 In June 2019, MCC approved a Development Framework produced by Manchester Metropolitan University, which set out the broad parameters and framework to enable residential development within the Site to bring forward a high quality residential neighbourhood. The 2020 Developer Bid proposals (the '2020 Masterplan') responded to the Development Framework to define a strategic and balanced approach to the masterplan, including layout of built form, landscape intervention and natural processes, which accounted for the proximity of the site to Longford Park Conservation Area and existing homes.

4.103 The 2020 Masterplan proposed 120 new homes within a landscape setting reflecting the sensitivity of the surrounding context and the aim to encourage human interaction with the natural environment by creating a green, functional, vibrant, inclusive and high quality neighbourhood for both new residents and the existing community.

4.104 The 2020 Masterplan proposal contained a mix of private and affordable residential accommodation comprising 120 units in keeping with the approved Development Framework, which comprised of 3 and 4 bedroom houses to be offered at both private sale and shared ownership through the affordable housing provider Southway Housing Trust. Alongside the housing provision, 21 later living affordable apartments were proposed fronting Longford Road.

4.105 The 2020 Masterplan identified a number of distinct character areas that were defined by their architectural typology and provided functional landscape elements. These areas were linked to create a network of community-oriented and sustainably-minded spaces encouraging users to stage multiple activities and interactions.

4.106 Building on the original public consultation that established the Development Framework for the site, a further round of public consultation was undertaken in early 2023, which focused on sharing the initial developer vision and further gathering public sentiment towards the development.

4.107 There was both support and opposition for the scheme, with key comments emerging for further consideration:

- Designing around existing green space
- Impact on local traffic
- Access – both opposition and support for northern access
- Support for the quality of design
- Support for the high sustainable credentials
- Health risks due to disturbing contaminated land
- Perceptions for local housing need
- Not enough parking / too much parking
- Excitement for the development
- Support for Passivhaus

4.108 The feedback received fed into design modifications that looked at alternative approaches. A number of environmental surveys were also undertaken, between the autumn of 2023 through into the summer of 2024 to ensure the latest technical information was used to inform the evolving design.

4.109 These surveys helped to refine the evolving framework parameters. The layout was adjusted accordingly which included retaining Aspen Grove to the north, and the larger mature trees to the south, located within the masterplan area. A series of Masterplans are presented throughout Section 3 (Design Development) in the DAS, which demonstrate how the proposals have evolved in response to feedback from the Local Planning Authority, statutory consultees and key stakeholders and in responding to up to date environmental information. What this demonstrates is that the layout of the scheme has evolved throughout the design development process and taking into account various constraints and opportunities and environmental survey and assessment work. Refer should be made to the DAS for a presentation of these alternative layouts and design evolution process.

4.110 In summary, the Applicant and the design team for the application have regularly liaised with MCC and TMBC during a series of pre-application meetings in order to ensure that the evolving designs meet the aspirations for this important project. The Applicant has also engaged with statutory consultees and the public as outlined in the Statement of Community Involvement (SCI) (Lexington, December 2024) which accompanies the application.

Conclusions

4.111 The consideration of alternatives has included the evaluation of a “no development” option and alternative design options. The design of the scheme has evolved through

consultation with MCC, key stakeholders and the public and the findings of the series of studies that make up the EIA.

5 PLANNING POLICY CONTEXT

Introduction

5.1 The purpose of this Chapter is to provide a summary of the planning policy framework applicable to the Proposed Development. This policy Chapter should be read in conjunction with the technical Chapters of the ES which address the policies that relate specifically to each of the disciplines (refer to **Chapter 6-10**).

The Development Plan

5.2 For the purposes of the Planning Application, the Development Plan comprises the following relevant documents:

- Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted July 1995);
- Manchester Core Strategy (adopted July 2012); and
- Places for Everyone Join Development Plan Document (adopted March 2024).

5.3 The following Development Plan documents are also relevant to the part of the Planning Application which relates to the small area of the Site falling within Trafford:

- Saved Policies of the Revised Trafford Unitary Development Plan (adopted June 2006); and
- Trafford Local Plan: Core Strategy (adopted January 2012).

Land Use Allocations

5.4 The Site is not allocated in the Development Plan for any specific land use or activity, but it falls within the South Manchester area, as defined by the Local Plan Proposals Map, which is subject to Core Strategy Policies EC 9 (South Manchester) and H 6 (South Manchester).

5.5 The Manchester City Council City Wide Open Spaces, Sport & Recreation Study (August 2009), which was prepared by PMP on the Council's behalf to inform the preparation of the Core Strategy, identifies the Site as an area of natural and semi natural open space, however this is not a statutory land use designation

5.6 The very small area in the northern part of the Site that falls within TMBC's boundary is not allocated in the Development Plan for any specific land use or activity.

Saved Policies of the Unitary Development Plan for the City of Manchester

5.7 The Saved Manchester UDP policies which are relevant to the proposed development are:

- DC7 – New Housing Development;
- DC18 – Conservation Areas;
- DC20 – Archaeology; and
- DC26 – Development and Noise.

Manchester Core Strategy

5.8 The Manchester Core Strategy policies which are relevant to the proposed development are:

- SP 1 – Spatial Principles;
- H 1 – Overall Housing Provision;
- H 6 – South Manchester;
- H 8 – Affordable Housing;
- H 10 – Housing for people with additional support needs;
- T 1 – Sustainable Transport;
- T 2 – Accessible areas of opportunity and need;
- EN 1 – Design Principles and Strategic Character Areas;
- EN 3 – Heritage;
- EN 4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development;
- EN 6 – Target Framework for CO2 reductions from low or zero carbon energy supplies;
- EN 8 – Adaptation to Climate Change;
- EN 9 – Green Infrastructure;
- EN 10 – Safeguarding Open Space, Sport and Recreation Facilities;
- EN 11 – Quantity of Open Space, Sport and Recreation;

- EN 14 – Flood Risk;
- EN 15 – Biodiversity and Geological Conservation;
- EN 16 – Air Quality;
- EN 17 – Water Quality;
- EN 18 – Contaminated Land and Ground Stability;
- EN 19 – Waste; and
- DM 1 – Development Management.

5.9 Core Strategy Policy EC 9 (South Manchester) relates to employment development and is not relevant to the proposed development.

Places for Everyone Join Development Plan Document

5.10 The Places for Everyone Joint Development Plan Document policies which are relevant to the proposed development are:

- JP-Strat 9: Southern Areas;
- JP-S1: Sustainable Development;
- JP-S2: Carbon and Energy;
- JP-S4: Flood Risk and the Water Environment;
- JP-S5: Clean Air;
- JP-S6: Resource Efficiency;
- JP-H1: Scale, Distribution and Phasing of New Housing Development;
- JP-H2: Affordability of New Housing;
- JP-H3: Type, Size and Design of New Housing;
- JP-H4: Density of New Housing;
- JP-G6: Urban Green Space;
- JP-G7: Trees and Woodland;

- JP-G8: A Net Enhancement of Biodiversity and Geodiversity;
- JP-P1: Sustainable Places;
- JP-P2: Heritage;
- JP-P6: Health;
- JP-C1: An Integrated Network;
- JP-C5: Streets for All;
- JP-C6: Walking and Cycling; and
- JP-C8: Transport Requirements of New Development.

Saved Policies of the Revised Trafford Unitary Development Plan

5.11 The Saved Trafford UDP policies which are relevant to the proposed development are:

- ENV9 – Sites of Importance for Nature Conservation; and
- ENV10 – Wildlife Corridors.

Trafford Core Strategy

5.12 The Saved Trafford Core Strategy policies which are relevant to the proposed development are:

- L4 – Sustainable Transport and Accessibility;
- R1 – Historic Environment; and
- R2 – Natural Environment.

Other Material Considerations

5.13 There are a number of other planning policy and guidance documents at the national and local level which are relevant to the determination of the Planning Application including:

- National Planning Policy Framework ('NPPF') (2024)
- National Planning Practice Guidance ('NPPG') (2014 – as amended);
- Ryebank Road Development Framework (2019);

- One Manchester Strategy – Forward to 2025 (2020);
- Manchester Housing Strategy (2022);
- Manchester Residential Quality Design Guidance (2016);
- Guide to the Development in Manchester SPD and Planning Guidance;
- Manchester Green and Blue Infrastructure Strategy (2022 Refresh);
- Manchester City Council Playing Pitch & Outdoor Sport Assessment Report (2022); and
- Manchester City Council Open Spaces, Sport & Recreation Study (2009).

Summary

5.14 This Chapter of the ES serves to provide the development plan and planning policy framework for the subsequent Chapters of the ES that address individual topics. Reference should be made to the Supporting Planning Statement (Asteer Planning, February 2025) for further information.

6 ECOLOGY AND ARBORICULTURE

Introduction

6.1 This Chapter assesses the likely significant effects of the Proposed Development on Ecology and Arboriculture.

6.2 The Chapter describes the methods used to assess the likely significant effects, the baseline ecological conditions currently existing at the site and surroundings, the potential direct, indirect, and cumulative effects of the Proposed Development; the mitigation measures required to avoid, minimise, or offset the identified significant effects and the residual effects. This Chapter has been authored by Urban Green.

6.3 This Chapter is supported by the following, quick reference appendices:

- **Appendix 6.1** – Site Context
- **Appendix 6.2** – UK Habitat Classification Map
- **Appendix 6.3** – Tree Removal Plan
- **Appendix 6.4** – Badger Sett Locations & Buffer Zones
- **Appendix 6.5** – Night-time Bat Walk Results
- **Appendix 6.6** - Urban Green (2024) Preliminary Ecological Appraisal
- **Appendix 6.7** - Urban Green (2025) Biodiversity Net Gain Design-Stage Report
- **Appendix 6.8** - Urban Green (2025) Arboricultural Impact Assessment
- **Appendix 6.9** - Urban Green (2024) Badger Monitoring Survey Report
- **Appendix 6.10** - Urban Green (2024) Bat Activity Survey Report
- **Appendix 6.11** - Urban Green (2024) Botany Survey Report

Legislative and Planning Policy Context

Legislation

6.4 Relevant legislation is listed below:

- The Wildlife and Countryside Act 1981 (as amended);

- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Environment Act 2021;
- Natural Environment and Rural Communities (NERC) Act 2006;
- Protection of Badger Act 1992.

National Planning Policy

National Planning Policy Framework

6.5 The National Planning Policy Framework (2024) emphasises the need to conserve and enhance biodiversity and aims to minimise impacts on biodiversity and deliver net gains where possible. The key sections include:

- Section 15: Conserving and enhancing the natural environment. It encourages development projects to avoid significant harm to biodiversity and mandates compensation measures if harm is unavoidable.
- Planning Practice Guidance (PPG): Supports the NPPF (2024) and provides further guidance on assessing biodiversity impacts and delivering biodiversity net gain.

Any Other Relevant National Planning or Development Strategies

National Housing Strategies and Government Initiatives

6.6 Recent government strategies and white papers on housing are central to shaping residential development in the UK. These initiatives are designed to address the housing crisis by increasing supply, improving affordability, ensuring quality, and fostering sustainable communities. One strategy relevant to this Ecological Impact Assessment (EcIA) is:

The Housing White Paper (2017): Fixing Our Broken Housing Market

6.7 This seminal document outlines a comprehensive approach to addressing housing needs in England. Its key objectives include:

- Increasing housing supply: Encouraging local authorities to plan for the right homes in the right places, aligning housing growth with infrastructure and local needs.
- Speeding up delivery: Supporting measures to reduce delays in the planning system and incentivizing developers to build homes quickly.

- Diversifying the housing market: Encouraging smaller builders and custom-build homes to increase competition and innovation.
- Providing affordable housing: Requiring new residential developments to include a proportion of affordable housing units.

Local Planning Policy

6.8 Various local planning policies are in place with Greater Manchester that relate to ecology, biodiversity and arboriculture. These include:

- Manchester Core Strategy (2012):
  - Policy EN15: Biodiversity and Geological Conservation
  - Policy DM1: Development Management
  - Policy EN9: Green Infrastructure
- The Greater Manchester - Places for Everyone Plan (2024):
  - Policy JP-G 8: A Net Enhancement of Biodiversity and Geodiversity
  - Policy JP-G 2: Green Infrastructure Network
  - Policy JP-G7: Trees and Woodland
- Trafford Local Plan (2012)
  - Policy R2: Natural Environment
- Saved Policies of the Trafford Unitary Development Plan (2006)
  - Policy ENV9: Sites of Importance for Nature Conservation
  - Policy ENV10: Wildlife Corridors
- Greater Manchester Tree and Woodland Strategy
- Trafford Council Tree Management Policy (2023)
- The Greater Manchester Biodiversity Action Plan (BAP)
  - Including the 'Grasslands Habitat Action Plan' (2009)

Other Relevant Policy, Standards and Guidance

6.9 Various supporting guidance is also available that has been used in relation to ecology and arboriculture surveys conducted at the site. These include:

- CIEEM Guidelines for Ecological Impact Assessment (EcIA) (2018);
- Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists (2023);

- Natural England Standing Advice for Badgers (2015);
- Badgers and Development (Scottish Natural Heritage, 2001);
- CIEEM Guidelines for Preliminary Ecological Appraisal (PEA) (2017);
- UK Habitat Classification (UKHab) (2020); and
- BS 5837:2012 Trees in Relation to Design, Demolition, and Construction – Recommendations.

Assessment Methodology and Significance Criteria

6.10 The assessment methodology for this Ecology and Arboriculture Chapter follows established standards and best practice guidance for wildlife. Full details of the site boundary, study area, data sources, survey methods, ecological assessments and protected species surveys undertaken are provided in the sections below. In addition, the characterisation of effects and significance criteria are defined in the context of the Proposed Development.

6.11 The ecological assessment has been carried out in accordance with the relevant national guidance including that issued by Natural England and the Chartered Institute of Ecology and Environmental Management (CIEEM) 'Guidelines for Ecological Impact Assessment'.

6.12 The assessment process evaluates the ecological receptors on the Site using the standard geographical hierarchy set out in CIEEM guidance. It then identifies the potential for adverse effects to arise from the Proposed Development during the enabling works, construction phase and operational phases. Where there is a potential for significant effects on identified receptors, habitats or species, then measures are put forward to avoid, reduce or compensate for these effects (the mitigation hierarchy). Where appropriate, opportunities for ecological enhancement are also identified. The residual effects of the scheme are then determined, taking into account these mitigation measures.

Identification of the Study Area

6.13 The study area for the ecological and arboriculture surveys (excluding the desk study exercise) conducted on site is equal to the fixed red line site boundary of the Proposed Development (see **Appendix 6.1**). The immediate habitat to the west of the site is open grassland/parkland habitat attributed to Longford Park; boundaries to the north, south and east are characterised by dense residential urban development or similar.

Baseline Survey Information

6.14 A series of ecological surveys and exercises have been carried out for the site. It is these surveys and exercises which have informed this assessment, and which provide a robust and up to date description of the baseline conditions of the site. The baseline surveys and exercises set out in this report are:

- Ecological Desk Study Exercise
- UK Habitat Classification Survey
- Biodiversity Net Gain Assessment
- Bat Surveys
- Badger Surveys
- Botanical Survey
- Arboricultural Survey

6.15 The approach to these surveys and exercises are summarised below.

Ecological Desk Study Exercise Sources

6.16 Various sources have been utilised within the desk study that supplement the assessment, these include:

- Multi-Agency Geographic Information for the Countryside (MAGiC) – online interactive map;
- Natural England (website);
- Greater Manchester Ecology Unit / Greater Manchester Local Record Centre;
- Greater Manchester Local Biodiversity Action Plan; and
- Greater Manchester Local Nature Recovery Strategy – Draft.

6.17 The results of this exercise are presented in the Preliminary Ecological Appraisal report, produced by Urban Green in 2024 (see **Appendix 6.6**).

UK Habitat Classification Survey

6.18 The methods were based on the standard methodology as detailed by The UK Habitat Classification User Manual (Butcher et al, 2020). A UKHab Habitat Plan (see **Appendix**

6.2) has been produced to demonstrate habitats within the site. The mapping techniques are based on The UK Habitat Classification User Manual (Butcher et al, 2020) guidance.

6.19 Flora species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey. The full results of this survey are presented in the Preliminary Ecological Appraisal report, produced by Urban Green in 2024 (see **Appendix 6.6**).

Biodiversity Net Gain Assessment

6.20 A Biodiversity Net Gain Design-Stage assessment (see **Appendix 6.7**) was undertaken by Urban Green in 2025 at the site in response to the Proposed Development. The assessment and report follow the Statutory Biodiversity Metric user guidance produced by Department for Environment, Food & Rural Affairs (2024a) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019). The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020. The underlying habitat assessment method was the UK Habitat Classification method, described above.

Arboricultural Survey

6.21 An Arboricultural Impact Assessment (AIA) was undertaken by Urban Green in 2023 following British Standard 5837:2012. This includes the collection of a specific set of data for each tree identified on site, or groups of trees (with 'groups' defined by the standard). The AIA takes into account any potential impacts on existing trees, including the loss of any existing trees (see **Appendix 6.3**; Tree Removal Plan) to facilitate the Proposed Development. This is primarily achieved through cross-referencing the baseline habitat information with finalised construction/landscaping schemes.

6.22 The AIA also assesses any potentially damaging activities proposed in the vicinity of retained trees that could negatively impact but not immediately impact trees (e.g. root damaging activities). The full AIA report is presented in **Appendix 6.8**.

Protected Species Surveys

6.23 In response to the UK Habitat Classification Survey and report (a Preliminary Ecological Appraisal (PEA) was produced as part of the Proposed Development and a suite of targeted protected species surveys were recommended and subsequently conducted at the site during 2024, these include:

6.24 **Badger (*Meles meles*) Monitoring Surveys** – Multiple site visits were undertaken by ecologists at Urban Green in 2024 to check for fresh signs of badger within the site boundary. During site visits camera trap equipment was deployed near confirmed or potentially active badger setts determine 'use' as well as monitor badger activity on site. A badger sett was defined as "any structure or place which displays signs indicating current use by a badger" (Protection of Badgers Act, 1992). Badger setts were categorised dependent on their level of use and size (based on Harris, Cresswell, and Jeffries, 1989). The full results of the badger surveys are presented in **Appendix 6.8**.

6.25 **Bat Activity Surveys** – A combination of Night-time Bat Walks (NBW) and automated/static bat detector surveys were undertaken by Urban Green in 2024 at the site. Both surveys were undertaken in accordance with the latest Bat Conservation Trust (BCT) guidance (Collins, 2023). As the site was assessed as providing 'moderate' commuting and foraging potential for bats, one NBW was conducted on site during each season (spring – April/May, summer – June/July/August, and autumn – September/October). Two static bat detectors were deemed suitable for the size and complexity of the site and were deployed for five nights within the months of May to September, inclusive.

6.26 All bat calls recorded during the various surveys were subsequently analysed using two software packages. The Echo Meter Touch 2 bat detectors conduct auto identification analysis in real time during the surveys which is used to determine species identification during the NBWs. The calls were then run through Kaleidoscope Pro to extrapolate the meta data for interpretation. Calls recorded on the Anabat Chorus (static) detectors during the automated static deployment surveys were analysed using Anabat Insight. All calls were ran through an auto identification tool at 95% confidence interval and 10% of the calls were then checked by a suitably experienced ecologist. The full bat activity survey report is presented in **Appendix 6.10**.

6.27 **Botany Surveys** – botanical surveys specifically searching for Schedule 8 plant species were carried out at the site by Urban Green in 2024. The methods were based on the standard methodology as detailed by The UK Habitat Classification User Manual (Butcher

et al, 2020), with a focused search for species listed under Schedule 8 or 9 of the Wildlife and Countryside Act (1981), as amended. This included a systematic random sampling methodology, using 15 x 1m^2 quadrats randomly distributed between the habitats on site, and a supporting walkover survey of all accessible areas on site. Species abundance was described using the DAFOR scale. The full botany survey report is presented in **Appendix 6.11**.

Characterisation of Effect

6.28 Potential effects associated with the Proposed Development are defined by the following terms:

Positive or negative:

- Positive Impact: An effect that benefits ecological receptors, such as habitat creation, restoration, or ecological enhancement that leads to improved biodiversity / clearly results in benefit to protected species, groups or habitats.
- Negative impact: An effect that causes harm, degradation, displacement, damage or a decrease in abundance (population) or negatively affects the ability of species to survive or reproduce.

Extent:

- Extent describes the spatial area over which an impact occurs. Typically measured in hectares (in the context of habitats); metres and kilometres in the context of buffer zone and designated sites, or other relevant spatial scales.
- Extent is useful when quantifying the proportion of an impacted ecological feature or the distance between ecological features and sources of impact.

Magnitude:

- Magnitude refers to the size or intensity of an impact on an ecological receptor, considering factors such as the 'degree of change': is the impact minor (i.e. slight impact) or major (i.e. complete habitat destruction).
- Magnitude is categorized from low to high, helping assess the overall significance of the impact on the receptor.

Duration:

- Duration describes the length of time an impact will last, often classified as:
  - Short-term: Lasting a few days to weeks (e.g., temporary noise disturbance).
  - Medium-term: Lasting months to a few years.
  - Long-term: Lasting several years but potentially reversible.
  - Permanent: Irreversible impact, such as permanent habitat loss.

Timing:

- Timing relates to the specific period during which an impact occurs, which is important for ecological features with seasonal sensitivity.
- For example, breeding seasons, migration periods, and hibernation times for certain species and groups.
- Timing is relevant because certain impacts, such as vegetation clearance during the bird nesting season, may have more severe ecological consequences if not appropriately timed.

Frequency:

- Frequency refers to how often an impact occurs. This can range from:
  - Single event: One stand-alone occurrence; not repeated.
  - Intermittent: Occurs sporadically, typically over several weeks or months.
  - Continuous: An ongoing and regular impact without pause.
- Frequency is crucial in assessing cumulative stress on species and habitats, where repeated disturbances might have a larger ecological effect.

Reversibility:

- Reversibility indicates whether an impact can be undone or mitigated over time.
  - Reversible impacts: Impacts can be resolved or undone.
  - Irreversible impacts: Permanent impacts that cannot be restored/resolved.
- Reversibility is critical in determining long-term effects on biodiversity and helps guide mitigation planning.

Likelihood:

- Likelihood assesses the probability that an impact will occur, often categorised as:
  - Certain: The impact will occur with certainty.
  - Likely: High probability of occurring.
  - Possible: Moderate probability of occurring.
  - Unlikely: A low or negligible probability of occurrence.

- Likelihood is essential for understanding risk and uncertainty, helping to focus on impacts that are more probable and to prioritise mitigation in the areas of highest risk.

Significance Criteria

6.29 A standardised set of significance criteria (the varying significance of an effect on any given ecological feature or habitat), is provided below, and summarised in Table 6.1 (below):

Sensitivity

6.30 **High Sensitivity:** Receptors of significant conservation importance, such as internationally or nationally designated sites (e.g., Special Areas of Conservation, Sites of Special Scientific Interest) and legally protected or endangered species. These receptors are typically rare, have limited distributions, and play critical roles in ecosystem functioning. They have a low tolerance to environmental change with limited capacity for recovery from impacts. Examples include irreplaceable habitats (like ancient woodland) and hibernation bat roost. Impacts on these receptors are likely to result in substantial, long-term ecological consequences.

6.31 **Moderate Sensitivity:** Receptors of regional or local conservation importance, including habitats and species that are declining but not legally protected. These receptors have a moderate tolerance to change and can recover over a medium timescale with appropriate mitigation. Examples include priority habitats, and the resting places of common protected species (e.g. reptile hibernacula). While impacts may cause noticeable declines, they are generally reversible with effective management practices.

6.32 **Low Sensitivity:** Receptors that are common and widespread, possessing low conservation importance and no specific legal protection. These receptors exhibit high tolerance to environmental change and can recover rapidly from disturbances. Examples include modified grassland habitat (in poor condition), public green spaces, or artificial habitats supporting abundant, generalist species (e.g. rubble/refugia piles). Impacts on these receptors are unlikely to result in significant ecological effects and are typically short-term and reversible.

6.33 **Negligible Sensitivity:** Receptors of minimal ecological value, such as heavily modified or degraded habitats and highly abundant groups (e.g. invertebrates). These receptors are highly resilient to change and may even benefit from certain disturbances. Examples

include artificial habitats or impacts to invasive plant species. Impacts on these receptors are unlikely to result in any measurable ecological consequences.

Magnitude/Scale of Impact

- **Major Beneficial:** Substantial, large-scale positive effects, such as creating or restoring high-value habitats over a significant extent (e.g., several hectares of priority habitat). These positive effects are typically long-term, permanent, and highly likely to occur, with high confidence in their success.

- **Moderate Beneficial:** Positive changes of medium extent and magnitude, such as enhancing or connecting bat commuting corridors. These effects may be medium to long-term, with moderate likelihood of success depending on proper implementation and management.

- **Minor Beneficial**: Small-scale positive effects, such as localised planting of native species or installation of bat boxes. These effects are often short-term to medium-term and reversible, with moderate to high likelihood of success.

- **Negligible**: Impacts that result in no measurable change to ecological features, with no significant extent, magnitude, or duration. These are often associated with actions occurring outside sensitive timings (e.g., avoiding construction during the badger breeding season) and carry a high likelihood of no significant effect.

- **Minor Adverse:** Negative effects of limited extent and magnitude, such as temporary disruption to bat commuting routes due to construction lighting or disturbance to badger setts. These impacts are typically short-term and reversible, with potentially moderate frequency but low magnitude.

- **Moderate Adverse:** Medium-scale negative effects, such as partial loss of priority habitat or loss of outlier badger setts. These impacts may be medium-term and of moderate magnitude, occurring with moderate likelihood despite mitigation measures, and can be reversible with targeted restoration efforts.

- **Major Adverse**: Large-scale, high-magnitude negative effects, such as permanent loss of main badger setts or destruction of irreplaceable habitats (i.e. ancient woodland). These are often irreversible, long-term impacts, with a high likelihood of occurrence.

Table 6.1 Significance Matrix

		Magnitude of Impact			
		High	Medium	Low	Negligible
Receptor Sensitivity	High	Major	Moderate	Minor to Moderate	Negligible or Minor
	Medium	Moderate	Minor to Moderate	Minor	Negligible
	Low	Minor to Moderate	Minor	Negligible or Minor	Negligible
	Negligible	Negligible or Minor	Negligible	Negligible	Negligible

Assumptions

6.34 **Baseline Conditions:** The ecological baseline is assumed to reflect the conditions recorded during the respective survey periods, and assume no significant changes have occurred since the surveys were completed.

6.35 **Data Accuracy:** Data obtained from third-party sources, such as biological records centres and government databases (e.g., MAGIC Map), are assumed to be accurate and complete at the time of access.

6.36 **Survey Coverage:** The surveys undertaken are assumed to have adequately captured the ecological features and habitats of the site and its immediate surroundings, based on the scope and methodology defined during the relevant ecology and arboricultural surveys.

6.37 **Species Presence:** The presence or likely absence of species is based on targeted surveys and desk study information. In some cases, even if direct evidence for species are not recorded, assumptions are made about their potential presence based on habitat suitability and desk study records.

6.38 **Future Conditions:** Predictions of ecological impacts assume that future conditions will not change significantly beyond those directly influenced by the Proposed Development.

Limitations

6.39 **Access:** Dense scrub and other vegetation limited the complete survey of all areas on site, however, these instances were rare and it is not anticipated that the fundamental findings of the respective ecology surveys would change.

6.40 **Mitigation Effectiveness:** The effectiveness of proposed mitigation measures is based on best practice and professional judgment but may vary in practice due to unforeseen factors such as weather conditions or site management constraints.

6.41 **Cumulative Effects:** The assessment of cumulative impacts relies on the availability of information about other planned developments and assumes that this information is accurate and complete at the time of writing.

6.42 **Uncertainty in Predictions:** Predictions of ecological impacts (both positive and negative) are subject to inherent uncertainties, particularly for long-term developments such as the Proposed Development which has a 3.5-year completion window.

Consultation

6.43 Table 6.2 outlines the scope of the assessment that has been agreed with the Council as part of the EIA Scoping process. Trafford Metropolitan Borough Council (TMBC) agreed to the scope of the proposed scope of the ES (refer to **Appendix 2.3**) and statutory consultees as part of the scoping stage and any other discussions.

Table 6.2: Consultation

Consultee	Date and Time	Comments	Actions
Manchester City Council (MCC)	Scoping Request sent to MCC and validation on 6th November 2024	*The purpose of any submitted ES is to determine if there is a likelihood for significant environmental effects arising from the proposed development. Planning Practice Guidance (PPG) published by the Government confirms that: "Whilst every Environmental Statement should provide a full factual description of the development, the* ***emphasis should be on the "main" or "significant" environmental effects*** *to which a development is likely to give rise."* *The Council confirms that following an assessment of the submitted EIA Scoping Report 'Ryebank Fields –'Residential development' prepared by Asteer Planning as received on the 6th November 2024, together with the 'Response to consultee comments' again prepared by Asteer Planning and received by the City Council as local planning authority on the 5th December 2024,* ***the amended scope of the proposed ES is satisfactory*** *to the City Council as local planning authority.* *Ecology and Arboriculture* *'The scope of the proposed ecology and arboriculture chapter of the ES is considered to be acceptable.'*	The comments from Manchester City Council should be noted re: the ES should focus on the 'main' or 'significant' effects. This important as some comments received will be ruled out below on this basis i.e. it is assessed that they do not meet these criteria. Moreover, the proposed scope of the ES has been deemed acceptable by MCC; the professional opinion of which should carry more weight than unqualified persons.
Natural England	Scoping request sent to Natural England on 27th November 2024	Natural England primarily directed the applicant to 'Appendix A - Natural England Advice on EIA Scoping'. This document provided general advice to produce a comprehensive and accurate EIA and ES. In the context of 'Designated nature conservation site' a comment, specifically related to the Proposed Development from Natural England was: '***The proposal is unlikely to adversely impact any European or internationally designated nature conservation sites*** *(including 'habitats sites' under the NPPF) or nationally designated sites (Sites of Special Scientific Interest, National Nature Reserves or Marine Conservation Zones).'*	This ES Chapter follows the general advice of Natural England to produce the ES Chapter. For this reason, no additional action is required. This ES Chapter will incorporate the viewpoint of Natural England re: designated sites as part of the 'Assessment of Likely Significant Effects' section.
The Wildlife Trust for Lancashire Manchester & North Merseyside	Comments received on 26th November 2024	*Section 7: Ecology and arboriculture. Paragraph 7.2 directs consultees to the individual ecological reports listed within section 7.3. Unfortunately, these survey documents do not appear to be available on the planning portal. It would be very useful, in fact necessary, to view these documents for comment.*	1. Applicant has provided ecology and BNG reports as Appendices within this ES Chapter. 2. Grassland habitat to be included and assessed as part of the 'Potential Effects' section of this ES Chapter.

Consultee	Date and Time	Comments	Actions
		Paragraph 7.12 describes what would appear to be an interesting mosaic of habitat types containing habitat interfaces and eco-tones. As above, it would be interesting and beneficial to view the individual ecological survey documents. *Paragraphs 7.19 and 7.20 indicate that there is a high baseline BNG for area-based habitats. It would be useful to know the individual habitat scores, especially for grassland habitats, as paragraph 7.11 indicates that the majority of the site was defined by a large parcel of other neutral grassland, spanning much of the sites central habitat.* *Within the habitats section on the discussion of 'Potential Effects (including identification of specific receptors) there is no reference to the grassland habitat itself. Vascular plants species have been scoped out as there are no specific legally protected species, but the grassland habitat should be viewed as important in its own right. Grassland habitats are under serious threat within Greater Manchester and the impact of development on the extent of grassland habitats should be a cause for concern.* *Paragraph 7.11 has identified that grassland is the main habitat type within the site area and the potential impact on this habitat needs to be assessed.* *Paragraph 7.71 within the preliminary discussions of Potential Mitigation and Enhancement Measures describes that some of the badger setts would require closing. This indicates that the development would impact on the badger population in some way and I would question that such a necessary action undermines the wisdom behind the development in the first place. The advice provided by Natural England and the local badger Trust will need to be strictly adhered to. With regards to the missing information outlined above, the information needs to be provided either during this or the next stage of the EIA process.* *I would also query why the Local Nature Recovery Strategy (LNRS) has not been referenced. Whilst within the draft LNRS, it would appear that Ryebank Fields has not been included within the opportunity mapping area, the LNRS is only at the draft stage and there is some argument to be made for the inclusion of Ryebank Fields as part of the local nature recovery network. The site is contiguous with land that has been included within the LNRS mapping and certainly helps to form part of the corridor in this locality. Notwithstanding the absence of the site within the LNRS, the EIA should be providing information and detailing how the development can strengthen and enhance the nature network in the area.*	3. Natural England advice to be strictly adhered to by applicant as part of any badger licences that likely arise from the Proposed Development. This should include the 'Additional Mitigation' measures (related to badgers) incorporated into the badger Method Statement component of the licence. 4. Local Nature Recovery Strategy is currently in draft. Notwithstanding this, a review of the draft strategy (page 44) in January 2025 clearly indicates that the land associated with Ryebank Fields is neither within the 'Core Local Nature Recovery' sites nor within the 'Opportunity Areas'. For this reason, the draft version of the Local Nature Recovery Strategy will not be considered further in this ES Chapter.

Consultee	Date and Time	Comments	Actions
Friends of Ryebank Fields	Comments received on 17th December 2024	As the comments from Friends of Ryebank Fields are extensive (18 pages in length), a summary of those relevant to the Ecology Chapter will be listed here: *<u>Chapter 3 EIA Methodology</u>* *The report excludes a number of relevant forthcoming developments which, given their scale and timing, we consider would contribute to cumulative effects.* *<u>Chapter 6 Planning Policy Context</u>* *There are also other new material considerations that are relevant:* *The adjacent Conservation Area Appraisal for Longford Park; The NPPF Dec 2024 and the NPPG; The emerging Local Plan due for schedule 18 consultation this Spring; GM Draft Local Nature Recovery Network.* *<u>Chapter 7 Ecology and Arboriculture</u>* 1. *The Bird Survey & Assessment Steering Group (2024) Bird Survey Guidelines for assessing ecological impacts should be referred to; loss of nesting and foraging habitat; Sparrowhawks and possibly Tawny Owl [foraging on site].* 2. *Draft GM Nature Recovery Strategy – currently out to consultation* 3. *Aspen stands can be of significant biodiversity importance playing host to up to 50 moth species, including micromoths and Aspen Hoverfly, a UKBAP flagship endangered.* 4. *BNG assessment is 'out of date'; The authors haven't quantified the loss of biodiversity.* 5. *Bats - Brown Long Eared bats are sensitive to light; request a Tree climbing Survey.* 6. *Consideration of impact on the 'Other Neutral Grassland'* 7. *Badger – 'near miss took place in June re: disturbance of breeding sett'; consult local Badger Trust group [….] for advice on social behaviour of Urban Badgers.*	*<u>Chapter 3 EIA Methodology</u>* The number of developments considered as part of this ES Chapter (under cumulative impacts) has expanded to account for this information. *<u>Chapter 6 Planning Policy Context</u>* *A conservation area is an area 'of **special architectural or historic interest** the character or appearance of which it is desirable to preserve or enhance'.* Longford Conservation Area – Supplementary Planning Document SPD5.19 (Trafford Council, 2016). The Proposed Development represents no risk to Longford Park with respect to ecology and therefore will not be considered further. The NPPF 2024 will be cited in this ES Chapter Emerging or draft local plans will not be considered. Moreover, the 'Draft LNRN' issue has already been discounted under the Wildlife Trust section above. *<u>Chapter 7 Ecology and Arboriculture</u>* 1. Birds already scoped in as part of this ES Chapter; nesting and foraging considered; Schedule 1 birds species assessed as unlikely to be present on site as part of PEA assessment. 2. See comments of draft documents stated above. 3. Aspen stand has low ecological value as trees are young and age-class of trees is homogenous. Moreover, Aspen Hoverfly only found in Scotland.

Consultee	Date and Time	Comments	Actions
			4. This ES Chapter refers to the BNG Design-Stage report produced in Jan 2025; biodiversity losses are quantified. 5. Bats and lighting considered as part of this ES Chapter; further surveys recommended in the context of works to trees during the construction phase. 6. Other Neutral Grassland considered as part of this ES Chapter. 7. Documented evidence in the form of a Precautionary Method of Works process, including Ecological Watching Brief by ecologists at Urban Green, including Director of Ecology demonstrating this statement is false; 'Urban Badgers' is not a term we recognise, notwithstanding this, the site context and setting during the construction and operational phases of the works will be considered in the Natural England licencing process for which we have recommended the Applicant gain a licence from prior to construction works commencing.

Baseline Conditions

6.44 This section describes the baseline conditions (by means of ecological and arboricultural surveys) at the site as well as the surrounding landscape (statutory and non-statutory designated sites) and provides a summary of the results of the surveys.

Arboricultural Survey

6.45 An Arboricultural Impact Assessment (AIA) assessed a total of twenty-seven individual trees, twenty-six tree groups, and four woodlands.

6.46 Two individual trees, three tree groups, and four woodlands were assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; twenty-one individual trees and seventeen tree groups were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and four individual trees and six tree groups were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.

6.47 The Tree Removal Plan (see **Appendix 6.3**) illustrates the likely impacts to existing trees, groups of trees and woodland parcels, based on the Proposed Development. The full AIA report is presented in **Appendix 6.8**.

Designated Sites

6.48 There are no statutory designated wildlife sites of international importance (Ramsar, Special Protection Areas (SPA), or Special Areas of Conservation (SAC)) within 10km of the site. These sites are also known as 'former European' sites but are now referred to as 'national sites' following the Brexit (2019) EU Exit Regulations.

6.49 Two statutory sites of national importance are present within 10km of the site, both located to the southwest of the site. The closest being Brookheys Covert Site of Special Scientific Interest (SSSI) located approximately 7.8km; Dunham Park SSSI is located 9.5km from the site. The site falls outside the Impact Risk Zone of these SSSI sites. The main habitats at both SSSI are broadleaved, mixed and yew woodland.

6.50 The closest statutory sites of local importance to the proposed development site is Chorlton Ees and Ivy Green Local Nature Reserve (LNR) located approximately 1.1km southwest of the site.

6.51 The closest non-statutory designated wildlife sites is Bridgewater Canal Site of Biological Importance (SBI) located approximately 930m south of the site. The full desk study results are presented in the PEA report (see **Appendix 6.6**).

Habitats and Flora

6.52 During the UKHab survey, the site was found to comprise of a mosaic of habitats including: other neutral grassland (g3c), modified grassland (g4), bramble scrub (h3d), broadleaved woodland (w1g), mixed scrub (h3h), Developed land; sealed surface (u1b), lines of trees (w1g6), ditch (r2b 191) and individual trees, see the UK Habitat Classification Map (**Appendix 6.2**).

Grassland

6.53 The majority of the site was defined by a collection of 'other neutral grassland' (g3c) parcels that spanned much of the site's central habitat. This habitat is infrequently managed, comprising a tussocky sward, with prominent desire lines leading through and around the parcel, indicating public use. This habitat was assessed as 'moderate' condition, with 'low species richness' and a high proportion of 'sub-optimal' species as part of the Biodiversity Net Gain Design-Stage report (see **Appendix 6.7**).

Woodland, Trees and Scrub

6.54 Additionally, a large portion of the site's periphery comprised areas of broadleaved woodland (w1g), particularly the northern and western boundaries, though small compartments were also present along the eastern and southern boundaries. The largest woodland parcels (located along the western boundary and northern boundary) were assessed as 'good' condition within the Biodiversity Net Gain Design-Stage report (see **Appendix 6.7**). The third most dominant habitat type was scrub (in its various forms), typically interspersed with grassland habitat.

Other Habitats

6.55 All other habitat types were assessed as having negligible ecological value (e.g. hardstanding) and are therefore not considered further within this Chapter.

Invasive Plant Species

6.56 Two non-native invasive flora species were identified during the survey: three corned garlic (*Allium triquetrum*) and variegated yellow archangel (*Lamiastrum galeobdolon* subsp. *argentatum*), which are both listed on Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species Order 2019 as invasive non-native species (see the Botany Survey report, **Appendix 6.1**).

Fauna

6.57 Numerous records of protected and notable species were returned during the desk study phase of the PEA, namely relating to invertebrates, amphibians, badger, bats, birds, and hedgehog (see **Appendix 6.6** for the full desk study results).

6.58 A lack of records was returned for other protected or notable species such as non-native invasive flora, great crested newt (*Triturus cristatus*), white clawed-crayfish (*Austropotamobius pallipes*), hazel dormice (*Muscardinus avellanarius*), reptiles, red squirrel (*Sciurus vulgaris*), otter (*Lutra lutra*) and water vole (*Arvicola amphibius*). For this reason, these species were ruled out from further assessment as part of the PEA (see **Appendix 6.6**) and therefore will not be considered further.

6.59 When combining the desk study information with the habitats recorded both on and adjacent to the site (as part of the PEA assessment by Urban Green), it was assessed that the site was either confirmed to support or assessed as likely to support the following species groups;

Amphibians

6.60 The site was found to comprise a mosaic of unmanaged habitats that would provide suitable foraging resources and cover for common amphibians. However, there were no ponds located within the site extent or 250m of the site boundary and no records were returned within the data search, as such great crested newt were reasonably discounted.

Badger (including their setts)

6.61 Badger presence was established on site during the PEA undertaken by Urban Green in 2024.

6.62 Two periods of monitoring were undertaken on site. The first monitoring period was completed between 22nd May 2024 and 18th June 2024, whilst the second monitoring period was undertaken between 8th July 2024 and 18th July 2024.

6.63 A total of six active badger setts (Setts 1, 2, 3, 4, 7, and 8; see **Appendix 6.4**) were recorded on site; two disused setts (Setts 5 and 6) were also identified on site. Badger clan size had a peak count of three, which included one cub (see **Appendix 6.6** for the full badger survey results contained with the PEA report).

Bats (including potential tree roosts)

6.64 Five trees (four trees categorised as 'low' with one tree and one categorised as 'moderate' under BCT 2016 guidelines) with the potential to support roosting bats were identified with the site boundary during the Preliminary Ground Level Roost Assessment (PGLRA) undertaken as part of the PEA by Urban Green in 2024. Moreover, the woodland habitat on site was assessed as providing 'moderate' suitability for commuting and foraging bats (see **Appendix 6.6** for the full PGLRA survey results contained with the PEA report).

6.65 A suite of Night-time Bat Walkover ('NBW') and automated static deployment surveys have been undertaken at the site during the optimal period of the 2024 survey season (specifically, between May and September). Analysis of bat calls collected using static detectors at the site confirmed that species composition was dominated by common pipistrelle (*Pipistrellus pipistrellus*) bats, accounting for ~90% of all calls (see **Appendix 6.10** for the full survey results of the Bat Activity Survey report). Soprano pipistrelle (*Pipistrellus pygmaeus*) (8.9%) was occasionally encountered, while recordings of noctule (*Pipistrellus pygmaeus*) (0.7%), *Myotis* sp. (0.3%), and brown long-eared (*Plecotus auritus*) (0.1%) were rarely recorded, see **Appendix 6.5**.

6.66 The site was found to support a low level of bat activity, across the survey period. The north-eastern extent and southern woodland parcel on site were found to support higher levels of bat activity (in connection with the larger woodland habitat parcels recorded on site) than other areas of the site. No bat roosts were confirmed within trees on site as part of the Night-time Bat Walkover surveys. Taking into account the location, size, and context of the site and given the results of the NBW and static detector surveys, the site is assessed as supporting a 'low' (overall) level of bat activity. Bat activity was low for the majority of the survey nights, though a high fluctuation in bat activity was recorded, suggesting the site is used opportunistically by bats, potentially in relation to foraging behaviour.

Birds

6.67 The site was found to provide optimal nesting opportunities for passerine birds (associated with woodland habitat) due to the mosaic of habitats present and disused bird nests were recorded (within trees) on site, confirming the presence of breeding, common bird species as part of the PEA assessment (see **Appendix 6.6**). Ground nesting birds were reasonably discounted from further survey due to the high levels of anthropogenic disturbance (namely dog walkers) on the site. Moreover, Schedule 1 bird species were not anticipated to reasonably occur at the site, nor notable species in any

meaningful abundance. This assessment was reached via a combination of factors including: desk study records (no records of breeding Schedule 1 birds on or near the site), size of the site (small); anthropogenic disturbance (high) and habitat suitability in terms of nesting and foraging (poor) for Schedule 1 species that could reasonably occur. For this reason, the site was assessed as suitable for common bird species only, and therefore no specific bird surveys were recommended as part the PEA report.

Invertebrates

6.68 Two records of cinnabar moth (*Tyria jacobaeae*) presence within the site extent from 2020 were returned within the local data search as part of the PEA (see **Appendix 6.6**).

6.69 The unmanaged nature of the site was assessed as providing suitable features for common invertebrates.

Hedgehog (Erinaceus europaeus)

6.70 The woodland and scrub habitats were particularly suitable for hedgehog and a high quantity of records were returned within the local data search (see **Appendix 6.6**). Therefore, hedgehog were assessed as likely present within the site during the PEA assessment.

Identification of Ecological Features via Ecological Scoping Report

6.71 An EIA Scoping Report which included the proposed scope and methodology for assessing ecology (including biodiversity) and arboriculture was submitted in November 2024 to Manchester City Council (MCC) (EIASCO/24/006). It was recommended that '*an Ecological Impact Assessment (EcIA) 'Main Report'* [or Ecology Chapter as part of an Environmental Statement] *is produced, covering the following ecological items:*

1) *Designated sites*
2) *Broadleaved woodland*
3) *Arboriculture*
4) *Bats*
5) *Birds*
6) *Badger*
7) *INNS'*

6.72 For clarity, 'Designated sites' were scoped in for further assessment in the context of visitor pressure (only) during the operational phase of the project. Broadleaved woodland

was included for further assessment due to the potential for direct impact to trees and some woodland parcels. Equally, arboriculture was scoped in for further assessment by means of the impact to the character and appearance of the site. Finally, invasive non-native plant species (INNS) were recorded on site and were recommended for inclusion in the Ecology Chapter due to the potential for spread during the construction phase of the works.

6.73 With respect to fauna, the loss of potential roosting habitat for bats as well as potential impacts to foraging resources (via the loss of vegetation onsite) scoped in bats for further assessment. Equally, loss of vegetation in the form of trees and scrub could impact upon nesting birds, hence their recommended inclusion in the Ecology Chapter. Finally, badger were included in the context of direct loss of an active outlier badger sett and the likely disturbance of badgers occupying retained setts during the construction phase of the works.

6.74 For a comprehensive breakdown of all impacts assessed during the scoping report, including those that were ruled out, please refer to Chapter 7 of the EIA Scoping Report, included at **Appendix 2.1** of this ES.

6.75 The EIA Scoping Report has been reviewed by Manchester City Council and relevant statutory consultees and was accepted as accurate with the exception of comments provided by the Wildlife Trust (see Table 6.2) which will be addressed in later sections (unless scoped out within Table 6.2) of this report; therefore, this Chapter will largely proceed under the recommendations provided in the EIA Scoping Report (referenced above) in the context of species, groups and habitats that will be subject to a full ecological and arboricultural impact assessment.

Sensitivity of Receptors

6.76 A summary of the sensitivity of the ecological receptors identified, detailing their value and susceptibility to change is provided below:

Designated Sites

6.77 **Value:** Sites of Special Scientific Interest (SSSIs) are of national importance. Their value is high due to their statutory protection and role in conserving key habitats and species.

6.78 **Susceptibility to Change:** Highly sensitive to direct impacts such as habitat loss, fragmentation and damage/destruction of ecological features or species. Low to

moderate with respect to indirect effects like pollution, and noise disturbance, which may undermine the features for which they are designated.

Broadleaved Woodland

6.79 **Value:** Broadleaved woodlands are priority habitats under the UK Biodiversity Action Plan and have the potential to support diverse flora and fauna, including protected species. The value of woodland parcels on site varies from medium to high (see **Appendix 6.7**) assessed as part of the BNG assessment undertaken at the site.

6.80 **Susceptibility to Change:** Medium to high with respect to direct impacts such as tree removal, edge effects, and habitat fragmentation, which can significantly alter woodland structure and function. Low in the context of indirect impacts like artificial light pollution, noise, dust or other temporary and typical construction activities.

Arboriculture (Woodland, Individual Trees and Tree Groups)

6.81 **Value:** Mature trees on site provide habitats for a range of protected species e.g.: bats, birds, and invertebrates (linked to woodland habitat stated above).

6.82 **Susceptibility to Change:** Medium to high in the context of direct damage: root damage, canopy loss, or removal can lead to permanent loss of habitat or decline in tree health. Low in the context of indirect effects related to typical construction activities.

Bats

6.83 **Value:** Bats are legally protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, as amended. They hold high ecological value due to their role in pest control and ecosystem functioning.

6.84 **Susceptibility to Change:** High in the context of direct impacts: bats are highly sensitive to the loss of roosting sites; hibernation roots in particular. Low with respect to indirect effects like disturbance during construction (from noise, dust, light, vibration etc.) and changes to commuting or foraging habitats, such as hedgerows or woodland corridors.

Birds

6.85 **Value:** Breeding and migratory birds are protected under the Wildlife and Countryside Act 1981, as amended. Their predicted value ranges from medium to low, depending on the number of common bird species nesting during any given season. No Schedule 1 bird species have been recorded on site, nor are they anticipated to occur.

6.86 **Susceptibility to Change:** Medium for direct impacts e.g. habitat loss; low with respect to nest disturbance (in the context of non-Schedule 1 bird species), and/or reductions in food availability caused by vegetation clearance or construction activities.

Badger

6.87 **Value:** Badgers are protected under the Protection of Badgers Act 1992. While their ecological value may be lower than some other receptors (like bats), their legal protection should infer moderate to high value.

6.88 **Susceptibility to Change:** Medium sensitivity in the context of sett destruction, although badgers are resilient animals that are capable of quickly recolonising habitat and exploiting new foraging areas. Low sensitivity with respect to indirect effects like disturbance caused by typical construction activities. This partially attributed to the robust construction and depth at which their setts are located which shield this species from much of these indirect impacts.

Embedded Mitigation

6.89 This section describes the measures which have been 'embedded' into the development.

Construction and Completed and Operational Phase

6.90 Avoidance is the primary mitigation tool which has been 'embedded' into the Proposed Development. This has been made possible by the commission of ecological and arboricultural expertise (Urban Green), early in the project life cycle to influence the design. This is based on the final Masterplan (**Figure 4.1**: drawing 05476-5PA-MP-XX-DR-A-000200 and Landscape Layout Plan (**Figure 4.3**: drawing 101-B).

6.91 Specifically, all woodland parcels will be retained (by design) as part of the proposed development, with the exception of two sections of woodland ((W34 and W35) with approximating reductions of 188m^2/15% and 755 m^2/27%, respectively). As the vast majority of woodland habitat will be retained, direct impacts to high quality foraging and commuting habitat for bats, as well as nesting habitat for birds will also be largely avoided.

6.92 By design, all badger setts (either active or disused) will also be retained as part of the Proposed Development, with the exception of one 'active' outlier badger sett (refer to **Appendix 6.4**).

6.93 Retention of the aforementioned ecological features is intentional and is therefore considered avoidance (and therefore embedded mitigation); which is the primary and

most favourable mechanism through which species and habitats are protected, following the mitigation hierarchy.

6.94 A Construction Environment Management Plan (CEMP) has been produced for the Proposed Development (Appendix 4.2) and will be secured by a suitably worded condition (refer to Chapter 2: Assessment Scope and Methodology in relation to the proposed approach to the CEMP). In accordance with the methodology set out in **Chapter 2: Assessment Scope & Methodology**, where methods of environmental management or protection that will be required by legislative requirements and or standard practices, which can reasonably assumed to be implemented and included within the CEMP, these have been considered as part of the approach to considering mitigation. However, to ensure a robust and precautionary approach to the assessment, these have not been considered as part of the assessment of likely significant effects.

Assessment of Likely Significant Effects

6.95 This section details the potential effects of the scheme and their significance (taking into account embedded mitigation where appropriate); covering the potential effects, issues identified in the EIA Scoping Report and any issues raised through consultations, including the LPAs formal scoping opinion. Where recommendations (within existing ecological or arboricultural reports) have been made, but there is no evidence that these have been solidified as 'embedded mitigation' within the Proposed Development, 'potential effects' will be assessed in the absence of these recommendations.

Table 6.3. Likely Significant Effects - Construction Phase

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)
Arboriculture - Broadleaved Woodland	Broadleaved woodland is a Habitat of Principal Importance (HPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The Proposed Development would necessitate the removal of two small sections of BS5837: 2012 'High Quality' A category woodland (W34 & W35). A 15% loss to W34 and a 27% loss to W35. Broadleaved woodland is an important habitat for many species of fauna providing roosting, nesting and foraging opportunities (namely in the context of birds and bats). For this reason, bat roosts have the potential to be lost, as well as direct impacts (destruction) of bird nests and their eggs and/or young. As bat and birds are discussed separately below, the Potential Effect will focus on habitat loss in isolation.	The majority of broadleaved woodland will be retained as part of the Proposed Development.	Broadleaved woodland has **medium sensitivity.** The potential effect of the felling sections of broadleaved woodland (considering its designation as a Habitat of Principal Importance under the NERC Act, 2006), resulting in direct habitat loss (**high magnitude** of impact) required to facilitate the Proposed Development is assessed as **moderate adverse** in the **long term** at the **local level,** which is **significant**.
Arboriculture – Individual Trees and Tree Groups	The proposed development would necessitate the removal of individual trees and trees from tree groups (see Appendix 6.3). In summary, these are: *'sections of one tree group (G33) assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; three individual trees (T48, T49 and T51), four tree groups (G44, G47, G54 and G55) and sections of a further three tree groups (G38, G39 and G46) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and two individual trees (T50 and T52), three tree*	No embedded mitigation	Individual trees and tree groups have **low sensitivity.** The potential effect of the felling (**medium magnitude**) of individual trees (considering their importance in terms of character and appearance), to facilitate the Proposed Development is assessed as **minor adverse** in the **long term** at the **local level** which is **non-significant**.

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)
	groups (G1, G2 and G6) and a section from further tree group (G57) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C", (see full AIA report in Appendix 6.8). The removal of these individual trees, tree groups and sections of tree groups will have a moderate impact upon the character and appearance of the site. Moreover, the construction phase of the works could lead to root damage in the context of retained trees and woodland parcels. Specifically, by means of heavy plant and machinery operating in close proximity to these features, as well as earthworks. Impacts to fauna that these trees have the potential to support will be addressed in later sections.		The potential effect of damaging the root systems (**medium sensitivity** and **magnitude**) of trees and tree groups scheduled for retention is assessed as **moderate adverse** in the **long term** at the **local level,** which is **significant**. This impact would be **permanent**, in the absence of mitigation
Other Neutral Grassland	'Other neutral grassland' as defined under the UK Habitat Classification is not a Habitat of Principal Importance (HPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 in England. It can share similar attributes to HPIs like 'lowland meadows', however, lacks species richness to be categorised as such. Moreover, upon review of The Greater Manchester Biodiversity Action Plan (BAP), specifically focusing on indicator species within the 'Grasslands Habitat Action Plan (2009) PDF'; there are no matches between this list and the species recorded during the Biodiversity Net Gain survey (see Appendix 6.7). Notwithstanding this habitat's categorisation, all 'other neutral grassland' habitat will be permanently lost to the Proposed Development.	There is no embedded mitigation that currently exists for grassland habitats as part of the Proposed Development.	Other neutral grassland has **low sensitivity.** The potential effect of the clearing all parcels of other neutral grassland (considering its unprotected status), resulting in direct habitat loss (**high magnitude** of impact) required to facilitate the Proposed Development is assessed as **minor adverse** in the **long term** at the **local level,** which is **non-significant**. Given this habitat would be replaced with residential dwellings, the effect would be **permanent**.

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)
	Other neutral grassland is an important habitat for many species of fauna at the site, providing foraging opportunities, particularly for bats and common bird species. For this reason, there is potential for the loss of foraging resources for bats and birds. As bat and birds are discussed separately below, the Potential Effect will focus on habitat loss in isolation.		
INNS	INNS plant species: three corned garlic (*Allium triquetrum*) and variegated yellow archangel (*Lamiastrum galeobdolon* subsp. *argentatum*), are present on site. Both species are listed on Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species Order 2019 as invasive non-native species. In the absence of mitigation, construction activities (specifically, site clearance works) could cause these species to spread which would be an offence.	No embedded mitigation	The spread of INNS species (**low sensitivity** and **medium magnitude**) on site during the construction phase of the works is assessed as **minor adverse** in the **short term** at the **local level** which is **non-significant**. This potential effect is assessed as reversible. Short term is deemed as correct as it is likely that even if the INNS are spread throughout the site, most would be permanently excluded from the site by means of construction infrastructure.
Bats	The Proposed Development will result in the loss of foraging areas (namely grassland habitat) for bats. All trees identified during the PGLRA assessment (conducted in October 2023) will be retained as part of the Proposed Development. Notwithstanding this, over 12 months has elapsed since the PGLRA assessment and (although unlikely) the status of the trees on site with respect to their ability to support roosting bats could have changed. All UK bat species are strictly protected under the Habitats and Species Regulations (2017) as well as	No embedded mitigation	In the context of the permanent loss of some foraging areas on site (**low sensitivity** and **low magnitude**), the potential effect would be **minor adverse** in the **long term** at the **local level**, in the absence of mitigation. Under the worst-case assumption (i.e. assuming that the recommended GLTA surveys are not undertaken and that potential roosting sites within trees support bat roosts), the loss of roosts combined with the killing or injury of bats (**high sensitivity** and **magnitude**) is assessed as **major adverse** in the **short term** at the **local level,**

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)
	the Wildlife and Countryside Act (WCA) (1981), as amended.		which is **significant**. This effect would be **permanent**.
Birds	The Proposed Development will lead to the direct loss of suitable nesting habitat and potential nest sites of common bird species. All active bird nests are protected through the WCA (1981) making it an offence to intentionally damage or destroy a bird nest when in active use.	It is recommended as part of the PEA (Appendix 6.6) that vegetation clearance should occur outside of the nesting bird season where possible. However, this is not considered to be embedded mitigation and therefore the assessment of likely significant effects assess the effect in the absence of proposed mitigation.	The potential effect of the destroying active bird nest, their eggs and young as part of scheduled vegetation clearance (**high sensitivity** and **low magnitude**) to facilitate the Proposed Development is assessed as **moderate adverse** in the **short term** at the **local level,** in the absence of mitigation which is **significant**. This impact would be **permanent**.
Badger	Six active badger setts have been confirmed within the site boundary. Badgers and their setts are protected through the Protection of Badgers Act (1992). One outlier badger sett (Sett 8, Appendix 6.4) is scheduled for destruction to facilitate the Proposed Development. Therefore, in the absence of mitigation, an active badger sett would be destroyed (via earthworks) and individual badgers may be killing and injured by means of plant and machinery conducting said earthworks and further indirect effects from the implementation of off-site infrastructure (such as the proposed surface water drainage connection) Moreover, it is understood that exposure of contaminated soils during these earthworks could expose badger to chemical risk, based on the findings of the contaminated land report (E3P, 2025) undertaken at the site which	It is recommended as part of the Badger Report (Appendix 6.9) that a licence from Natural England is granted prior to construction works commencing, such that the works can lawfully proceed and badger and their setts are safeguarded. However, this is not considered to be embedded mitigation and therefore the assessment of likely significant effects assess the effect in the absence of proposed mitigation.	The potential effect of the destroying an active outlier badger sett, as well as killing or injuring badgers (including exposure to contaminated soils and disturbance from other works such as the provision of a surface water drainage connection) during earthworks activities (**medium sensitivity** and **magnitude**) to facilitate the Proposed Development is assessed as **moderate adverse** in the **short term** at the **local level,** in the absence of mitigation which is **significant**. This impact would be **reversible** in the case of badger setts, but **permanent** in the context of individual badgers.

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)
	noted the presence of potentially harmful chemicals and substances e.g. lead, zinc and cyanide. In addition, active badger setts that are scheduled for retention are would likely be indirectly subject to disturbance. The source of this disturbance would likely take the form noise, vibration and light pollution.		

Table 6.4. Likely Significant Effects - Operational Phase

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)
Statutory Designated Sites – National Importance	As the Proposed Development comprises the construction of 120 residential dwellings; visitor pressure on the SSSI could lead to damage of its qualifying features. Based on 2.4 residents per dwelling (Office for National Statistics, 2021), 120 dwellings would equate to approximately 288 residents. Moreover, the population for the City of Manchester is ~552,000. Assuming all residents are new residents, this represents a precautionary increase to the borough of approximately 0.05%. Brookheys Covert SSSI is the closest statutory designated site of national importance to the site. SSSIs are protected under the Wildlife and Countryside Act (1981), as amended, from damage. Designated for its unique and sensitive ecological features, which includes priority habitats such as ancient woodland and wetland habitats. The potential effect of visitor pressure from the proposed development could manifest in the following ways: Trampling of Understorey Vegetation: Increased foot traffic could damage the understorey flora, leading to habitat degradation and loss of biodiversity. Disturbance to Fauna: Noise and presence of people and pets (namely dogs) could disturb key species that rely on the SSSI for breeding, foraging, or shelter, potentially displacing them or reducing reproductive success. Moreover, dogs can spread invasive non-native plant species between waterbodies by means of swimming.	Although no embedded mitigation currently exists in the context of visitor pressure on SSSIs, there are three Local Nature Reserves within 2.5km of the site as well as at least three green spaces within 500m of the site. These include Longford Park (directly adjacent to the site), Turn Moss Playing Fields and Trafford Athletic Club. In the context of regular dog walking, it is unlikely that new residents would choose to drive to the SSSI (located >7.7km away) rather than utilise a nearby greenspace or LNR.	The potential effect of visitor pressure (considering the presence of several nearby LNRs and green spaces in combination with the estimated increase in residents and therefore pressure) on the SSSI (**medium sensitivity** and **negligible magnitude**) is assessed as **negligible** in the **long term** at the **national level.** Reason: visitor pressure is unlikely to damage the site's qualifying features, such as sensitive habitats, through trampling, soil compaction, disturbance to fauna and biohazard risks with respect to ponds and wetland habitats namely because the increase in new residents, relative to the borough is negligible and therefore the relative increase in pressure is not meaningful.
Statutory Designated Sites – Local Importance	As per the column above, visitor pressure is a potential negative effect of increasing the number of residents to the local area.	As stated in the column above, there are several alternative green spaces in close proximity to the site that would likely be	For the reasons stated above, it is assessed that the increase in residents and therefore potential visitor pressure (**low sensitivity** and **negligible magnitude**) is assessed as

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)
	The closest statutory sites of local importance to the proposed development site is Chorlton Ees and Ivy Green LNR located approximately 1.1km southwest of the site. The site is 58ha in size. Protection afforded to LNRs are typically associated with local plans and by-laws.	used for regular recreational purposes, including dog walking.	**negligible** in the **long term** at the **local level** on statutory sites of local importance.
Bats	The Proposed Development will require the installation of permanent lighting infrastructure that could affect the behaviour of foraging bats.	It is recommended as part of the Bat Report (Appendix 6.10) that mitigation in the form of lighting, was included final design of the Proposed Development. However, this is not considered to be embedded mitigation and therefore the assessment of likely significant effects assess the effect in the absence of proposed mitigation.	Changes to the artificial lighting conditions on site (and in particular, adjacent to woodland parcels) the impacts to foraging bats (**medium sensitivity** and **low magnitude**) is assessed as **minor adverse** in the **long term** at the **local level** which is **non-significant**. This effect would be **reversable** by means of lighting design and configuration.
Badger	The Proposed Development will result in an increase in residents (estimated at 288) that have the potential to unintentionally damage badger setts (by means of tramping or similar) or disturb badgers occupying setts. Badgers and their setts are protected through the Protection of Badgers Act (1992). Specifically, badger setts are protected from damage, with badgers protected from disturbance.	There is currently no embedded mitigation that addresses potential impacts to badgers and their setts on site during the operational phase of the works	The potential effect of the damaging active badger setts, as well as disturbing badgers by means of increase residential pressure and presence (**medium sensitivity** and **low magnitude**) is assessed as **minor adverse** in the **long term** at the **local level** which is **non-significant**. This impact would be **reversible** (in theory) if access to confirmed badger setts could be controlled.

Additional Mitigation / Enhancement Measures

6.96 This section describes the measures which are required to mitigate any significant environmental effects with regards to Ecology and Arboriculture. This section details mitigation measures which are not designed into the proposals (i.e. are not considered embedded mitigation), and which requires a commitment from the applicants to carry out further actions.

Construction Phase

6.97 This section provides a summary of the additional mitigation measures required to mitigate for potential adverse effects during the construction phase of the works. More comprehensive justification for each mitigation measure is provided in the Residual Effects section (Table 6.5) below.

6.98 The construction works will be the subject of a Construction and Environment Management Plan (CEMP) (refer to Chapter 4) which sets out the measures that will be implemented to mitigate some of the potential impacts set out above. An Ecological Clerk of Works (ECOW) will be appointed to supervise the site clearance and ensure that the mitigation measures set out in the CEMP are implemented, such as the erection of tree protection measures and ecological pre-clearance checks. The CEMP will be directly informed by precautionary contaminated land prevention measures, based on specialist advice detailed in the Contaminated Land Remediation Strategy report (E3P, 2025). This will ensure that any ecological constraints are continually mitigated should that be necessary.

Arboriculture - Broadleaved Woodland

6.99 The BNG Design-Stage report outlines the purchase of woodland biodiversity units from MCC or a local habitat bank to accurately compensate for the predicted losses (which will function as ‘additional mitigation’) and would be considered local compensation.

Arboriculture – Individual Trees and Tree Groups

6.100 It is recommended that a soft landscaping scheme and Arboricultural Method Statement (AMS) is commissioned to mitigate for potentially detrimental effects to retained trees and woodland habitats.

Other Neutral Grassland

6.101 The BNG Design-Stage report outlines the purchase of grassland biodiversity units from MCC or a local habitat bank to accurately compensate for the predicted losses (which will function as 'additional mitigation') and would be considered local compensation.

INNS

6.102 It is recommended that prior to any site clearance, an invasive species specialist should be contracted to eradicate INNS species on site. A site survey and treatment programme should be undertaken prior to the commencement of development for invasive species to ensure that these species are appropriately dealt with, not spread and eradicated from the site.

Bats

6.103 It is recommended that a Ground Level Tree Assessment (GLTA) is commissioned for woodland habitats, individual trees and tree groups scheduled for clearance, immediately prior to felling activities. In addition, sensitive lighting for bats as well as the installation of bat boxes should be detailed within a Construction and Environment Management Plan (CEMP).

Birds

6.104 Timing of vegetation clearance on site outside the nesting bird season (i.e. between September and February) or an Ecological Clerk of Works (ECoW) to guide the clearance works, following defined precautionary measures outlined in a CEMP.

Badger

6.105 Acquisition of a badger licence from Natural England will be required, prior to the commencement of any earthworks. This will detail the permanent closure of one outlier badger sett that will be lost to the Proposed Development. It may also consider disturbance of badger occupying setts during the construction phase of the Proposed Development. Finally, inclusion of prevention and avoidance measures within the CEMP, specifically focusing on safeguarding badgers to exposure of harmful chemicals during the earthworks process of the construction phase will be detailed.

The Completed and Operational Development

6.106 This section provides a summary of the additional mitigation measures required to mitigate for potential adverse effects during the operational phase of the works More comprehensive justification for each mitigation measure is provided in the Residual Effects section (Table 6.5) below.

Bats

6.107 It is recommended that a sensitive lighting design is produced, which will minimise light spill into habitats on site. A detailed lighting strategy can be secured by a suitably worded planning condition.

Badger

6.108 Production of a Method Statement, to be secured by condition which details 1) protective permanent fencing 2) designated paths 3) educational signage 4) community engagement 5) and a sensitive lighting design.

Residual Effects

6.109 The residual effect assessment (detailed in the Residual Effects tables below) assume that the additional mitigation measures described in the section above will be implemented in full.

Table 6.5. Residual Effects Summary - Construction Phase

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
Arboriculture - Broadleaved Woodland	Broadleaved woodland is a Habitat of Principal Importance (HPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The Proposed Development would necessitate the removal of two small sections of BS5837: 2012 'High Quality' A category woodland (W34 & W35). A 15% loss to W34 and a 27% loss to W35. Broadleaved woodland is an important habitat for many species of fauna providing roosting, nesting and foraging opportunities (namely in the context of birds and bats). For this reason, bat roosts have the potential to be lost, as well as direct impacts (destruction) of bird nests and their eggs and/or young. As bat and birds are discussed separately below, the Potential Effect will focus on habitat loss in isolation.	Although the majority of broadleaved woodland will be retained as part of the Proposed Development, there is currently not embedded mitigation that is directly linked with tree felling or compensatory planting.	The potential effect of the felling sections of broadleaved woodland (considering its designation as a Habitat of Principal Importance under the NERC Act, 2006), resulting in direct habitat loss required to facilitate the Proposed Development) is assessed as **moderate adverse** in the **long term** at the **local level.**	A BNG Design-Stage report (Appendix 6.7) has been produced for the Proposed Development. This provides specific recommendations to account for all habitat loss (including the loss of broadleaved woodland), following the strict guidelines set out under Natural England's BNG assessment methodology. Not only will this sufficiently compensate for the loss of woodland, but a minimum 10% net gain in biodiversity will be achieved through the scheme, via the purchase of biodiversity credits. Specifically, **1.5 units of high distinctiveness lowland mixed deciduous woodland** and **1.3 units of medium distinctiveness woodland habitat** will need to be purchased to achieve a net gain in the case of losses to woodland habitat at the site.	Biodiversity Net Gain solutions are secured through the planning process. Specifically, solutions are secured through planning conditions, planning obligations (Section 106 agreements), or conservation covenants, ensuring that biodiversity enhancements are legally binding and maintained for a minimum of 30 years.	The residual effect of the felling sections of broadleaved woodland to facilitate the Proposed Development, with subsequent compensation through the BNG scheme (medium sensitivity and low magnitude) is assessed as **minor beneficial** in the **long term** at the **local level** which is **not significant**
Arboriculture – Individual Trees and Tree Groups	The proposed development would necessitate the removal of: 'sections of one tree group (G33) assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; three individual trees (T48, T49 and T51), four tree groups (G44, G47, G54 and G55) and sections of a further three tree groups (G38, G39 and G46) assessed as BS 5837:	No embedded mitigation.	The potential effect of the felling individual trees (considering their importance in terms of character and appearance), to facilitate the Proposed Development) is	Although an AIA report has been produced for the site which includes general recommendations to mitigate for the loss of individual trees (by replacement tree planting and the production of a soft landscaping scheme document) with respect	Production of the soft landscaping scheme and AMS can be secured through planning conditions. Furthermore, this document should be directly referred to	Based on the assumption that a soft landscaping scheme and AMS are produced, and the recommendations are followed during the construction phase

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
	2012 'Moderate Quality' Retention Category 'B'; and two individual trees (T50 and T52), three tree groups (G1, G2 and G6) and a section from further tree group (G57) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'', (Appendix 6.8).The removal of these trees and groups will have a moderate impact upon the character and appearance of the site. Moreover, the construction phase of the works could lead to root damage in the context of retained trees. Specifically, by means of heavy plant and machinery operating in close proximity to these features, as well as earthworks. Impacts to fauna that these trees have the potential to support will be addressed in later sections.		assessed as **minor adverse** in the **long term** at the **local level,** but has the potential to be reversed by means of compensatory tree planting. The potential effect of the damaging the root systems of woodland parcels scheduled for retention is assessed as **moderate adverse** in the **long term** at the **local level.** This impact would be **permanent**.	maintaining the aesthetics of the site, this document has not yet been produced. For this reason, it is recommended that a soft landscaping scheme is commissioned such that this potential effect can be adequately addressed. In addition, the AIA report recommended an Arboricultural Method Statement (AMS) to mitigate for potentially detrimental effects to retained trees. This has not yet been produced. It is therefore recommended that this document is produced and the recommendations followed to protect the root systems of retained trees.	during the construction phase of the works or used to inform a Construction and Environment Management Plan (CEMP).	(medium sensitivity and negligible magnitude) the residual impacts are assessed as **negligible** in the **long term** at the **local level.**
Other Neutral Grassland	'Other neutral grassland' as defined under the UK Habitat Classification is not a Habitat of Principal Importance (HPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 in England. It can share similar attributes to HPIs like 'lowland meadows', however, lacks species richness to be categorised as such. Moreover, upon review of The Greater Manchester Biodiversity Action Plan (BAP), specifically focusing on indicator species within the 'Grasslands Habitat Action Plan (2009) PDF'; there are no matches between this list and the species recorded during	There is no embedded mitigation that currently exists for grassland habitats as part of the Proposed Development.	Other neutral grassland has **low sensitivity.** The potential effect of the clearing all parcels of other neutral grassland (considering its unprotected status), resulting in direct habitat loss (**high magnitude** of impact) required to facilitate the Proposed Development) is assessed as **minor adverse** in the **long term**	A BNG Design-Stage report (Appendix 6.7) has been produced for the Proposed Development. This provides specific recommendations to account for all habitat loss (including the loss of other neutral grassland), following the strict guidelines set out under Natural England's BNG assessment methodology. Not only will this sufficiently compensate for the loss of grassland, but a minimum 10% net gain in biodiversity will be achieved through the scheme, via	Biodiversity Net Gain solutions are secured through the planning process. Specifically, solutions are secured through planning conditions, planning obligations (Section 106 agreements), or conservation covenants, ensuring that biodiversity enhancements are legally binding and	The residual effect of the permanent loss of grassland habitat to facilitate the Proposed Development, with subsequent compensation through the BNG scheme (medium sensitivity and low magnitude) is assessed as **minor beneficial** in the **long term** at the **local level** which is **not significant.**

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
	the Biodiversity Net Gain survey (see Appendix 6.7). Notwithstanding this habitat's categorisation, all 'other neutral grassland' habitat will be permanently lost to the Proposed Development. Other neutral grassland is an important habitat for many species of fauna at the site, providing foraging opportunities, particularly for bats and common bird species. For this reason, there is potential for the loss of foraging resources for bats and birds. As bat and birds are discussed separately below, the Potential Effect will focus on habitat loss in isolation.		at the **local level,** which is **non-significant**. Given this habitat would be replaced with residential dwellings, the effect would be **permanent**.	the purchase of biodiversity credits. Specifically, **17.67 medium distinctiveness grassland habitat units will need to be purchased** to achieve a net gain in the case of losses to grassland on the site.	maintained for a minimum of 30 years.	
INNS	INNS plant species: three corned garlic (*Allium triquetrum*) and variegated yellow archangel (*Lamiastrum galeobdolon* subsp. *argentatum*), are present on site. Both species are listed on Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species Order 2019 as invasive non-native species. In the absence of mitigation, construction activities (specifically, site clearance works) could cause these species to spread which would be an offence.	No embedded mitigation	The spread of INNS species on site during the construction phase of the works is assessed as **minor adverse** in the **short term** at the **local level.** This potential effect is assessed as reversible. Short term is deemed as correct as it is likely that even if the INNS are spread throughout the site, most would be permanently excluded from the site by means of construction infrastructure.	It is recommended that prior to any site clearance, an invasive species specialist should be contracted to eradicate INNS species on site.	Appointment of a specialist contactor to eradicate INNS species at the site can be secured through planning conditions. A report evidencing the successful eradication and/or document which outlines the ongoing strategy for control/eradication should be submitted to the local planning authority.	Assuming a specialist contractor is appointed to either eradicate all INNS species on site prior to the construction phase or a INNS strategy is followed (low sensitivity and negligible magnitude), the residual effects is assessed as **minor beneficial** in the **long term** at the **local level** which is **non-significant.**

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
Bats	The Proposed Development will result in the loss of foraging areas (namely grassland habitat) for bats. All trees identified during the PGLRA assessment (conducted in October 2023) will be retained as part of the Proposed Development. Notwithstanding this, over 12 months has elapsed since the PGLRA assessment and (although unlikely) the status of the trees on site with respect to their ability to support roosting bats could have changed. All UK bat species are strictly protected under the Habitats and Species Regulations (2017) as well as the Wildlife and Countryside Act (WCA) (1981), as amended.	No embedded mitigation pertaining to bats is currently in place.	In the context of the permanent loss of some foraging areas on site (**low sensitivity** and **low magnitude**), the potential effect would be **minor adverse** in the **long term** at the **local level**, in the absence of mitigation. Under the worst-case assumption (i.e. assuming that the recommended GLTA surveys are not undertaken and that potential roosting sites within trees support bat roosts), the loss of roosts combined with the killing or injury of bats (**high sensitivity** and **magnitude)** is assessed as **major adverse** in the **short term** at the **local level,** which is **significant**. This effect would be **permanent**.	To avoid impacts to bats that could be roosting within trees on site that are scheduled for clearance, it is recommended that each tree is subject to a Ground Level Tree Assessment (GLTA) by and ecologist, immediately prior to felling operations, following the BCT (2023) good practice guidelines. Trees assessed as 'negligible' can be felled without further consideration for roosting bats. Furthermore, if trees within these woodland parcels have no potential to support a hibernation roost, it may also be prudent to time the felling works to occur during the hibernation period (December to February) to further reduce the likelihood of impacts to roosting bats. Any trees that require further survey effort (by means of aerial inspection or dusk emergence survey) will be highlighted in a technical report. Trees will only be felled once it has been assessed by an ecologist that roosting bats are likely absent. In the event that a bat roost is confirmed, a licence from Natural England will be required before felling works can commence; however, given the baseline survey information collected at	A GLTA survey can be secured through planning conditions. Should a licence be required, this will be secured directly with Natural England. The recommendations pertaining to sensitive lighting for bats as well as the installation of bat boxes are included within the Construction and Environment Management Plan (CEMP), secured by a planning condition. In the case of suitable compensatory plants to mitigate the effects of reduced foraging potential on site, this has been incorporated into the BNG Design Stage report recommendations, which will be subsequently secured through planning conditions, planning obligations (Section 106 agreements), or a conservation covenant.	Based on the additional mitigation, the residual effect of tree felling for bat roots in trees (high sensitivity and negligible magnitude) is assessed as **negligible** in the **long term** at the **local level**. In the case of foraging potential (medium sensitivity and negligible magnitude), the residual effects are assessed as **negligible** in the **long term** at the **local level**.

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
				the site to date, this is considered an unlikely outcome. In the case of impacts to foraging potential for bats on site, and as detailed in the Bat Report (Appendix 6.10) mitigation in the form of sensitive lighting designs for bats, compensatory planting (specifically selected for foraging) and enhancement (by means of bat box installation) is recommended for inclusion in the final design of the Proposed Development. See the recommendations section of the Bat Report for full details.		
Birds	The Proposed Development will lead to the direct loss of suitable nesting habitat and potential nest sites of common bird species. All active bird nests are protected through the WCA (1981) making it an offence to intentionally damage or destroy a bird nest when in active use.	No embedded mitigation	The potential effect of the destroying active bird nest, their eggs and young as part of scheduled vegetation clearance to facilitate the Proposed Development is assessed as **moderate adverse** in the **short term** at the **local level.** This impact would be **permanent**.	Timing of the works will be the primary mechanism through which the Proposed Development will avoid impacts to common nesting bird species. Specifically, vegetation clearance on site (specifically, in the case of scrub, trees and woodland habitat) should be occur outside the nesting bird season (i.e. between September and February). If this is deemed unfeasible, an Ecological Clerk of Works (ECoW) should guide the clearance activities on site, protecting any active nests with appropriate 'no works' buffer zones (as required).	The precautionary works principles described: timing of the works and ECoW supervision are defined with the CEMP document, secured via a planning condition.	Based on the additional mitigation proposed, the residual effect of vegetation clearance on common nesting bird species (high sensitivity and negligible magnitude) is assessed as **negligible** in the **long term** at the **local level**.

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
Badger	Six active badger setts have been confirmed within the site boundary. Badgers and their setts are protected through the Protection of Badgers Act (1992). One outlier badger sett is scheduled for destruction to facilitate the Proposed Development. Therefore, in the absence of mitigation, an active badger sett would be destroyed and individual badgers may be killing and injured by means of plant and machinery conducting earthworks. In addition, active badger setts that are scheduled for retention are would likely be indirectly subject to disturbance. The source of this disturbance would likely take the form noise, vibration and light pollution.	It is recommended as part of the Badger Report (Appendix 6.9) that a licence from Natural England is granted prior to construction works commencing, such that the works can lawfully proceed and badger and their setts are safeguarded. However, this is not considered to be embedded mitigation and therefore the assessment of likely significant effects assess the effect in the absence of proposed mitigation.	The potential effect of the destroying an active outlier badger sett, as well as killing or injuring badgers (including exposure to contaminated soils) during earthworks activities (**medium sensitivity** and **magnitude**) to facilitate the Proposed Development is assessed as **moderate adverse** in the **short term** at the **local level,** in the absence of mitigation which is **significant**. This impact would be **reversible** in the case of badger setts, but **permanent** in the context of individual badgers.	A badger licence to destroy one outliner badger sett and to disturb badgers occupying five active setts (ranging from outlier to main setts) from must be sought from and granted by Natural England prior to construction works commencing. Specifically, earthworks must not commence until this licence is in place; however some activities (such as vegetation clearance would likely be able to proceed ahead of a licence application at the discretion of an ecologist. This approach will allow the Proposed Development to lawfully proceed whilst safeguarding badgers and their setts. In the case of contaminated soils, exposed during the earthworks, inclusion of prevention and avoidance measures within the CEMP, specifically focusing on safeguarding badgers to exposure of harmful chemicals during the earthworks process of the construction phase will be detailed. Equally, this can also be covered and accounted for in the badger licence.	A badger licence will be secured directly with Natural England. The CEMP will include specific mitigation measures for safeguarding badger in the context of contaminated soils and the proposed earthworks.	The residual effect in the context of a successful badger licence and measures to safeguard badger from contaminated soils in a CEMP (medium sensitivity and negligible magnitude) is assessed as **negligible** in the **long term** at the **local level**.

Table 6.6. Likely Significant Effects - Operational Phase

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
Bats	The Proposed Development will require the installation of permanent lighting infrastructure that could affect the behaviour of foraging bats.	Recommendations have been made as part of the Bat Report (Appendix 6.10) in the context of sensitive lighting for bats, however, a lighting design has not yet been finalised and therefore cannot be considered as embedded mitigation.	Changes to the artificial lighting conditions on site (and in particular, adjacent to woodland parcels) the impacts to foraging bats is assessed as **minor adverse** in the **long term** at the **local level**. This effect would be **reversable** by means of lighting design and configuration.	A Detailed lighting strategy, including sensitive lighting for bats should be incorporated into the Proposed Development.	The recommendations pertaining to sensitive lighting for bats can be included within a detailed lighting strategy secured by a planning condition.	The residual impacts to foraging bats (medium sensitivity and negligible magnitude) is assessed as **negligible** in the **long term** at the **local level**.
Badger	The Proposed Development will result in an increase in residents (estimated at 288) that have the potential to unintentionally damage badger setts (by means of tramping or similar) or disturb badgers occupying setts. Badgers and their setts are protected through the Protection of Badgers Act (1992). Specifically, badger setts are protected from damage, with badgers protected from disturbance.	There is currently no embedded mitigation that addresses potential impacts to badgers and their setts on site during the operational phase of the works	The potential effect of the damaging an active outlier badger sett, as well as disturbing badgers by means of increase residential pressure and presence is assessed as **minor adverse** in the **long term** at the **local level.** This impact would be **reversible** (in theory) if access to confirmed badger setts could be controlled.	Based on the assumption that a badger licence will be sought as part of the construction phase of the works, measures to mitigate an increased level of disturbance via the presence of residents can be accounted for within the Method Statement of the licence, extended to potential effects identified as part of the operation phase of the works. Specifically, the following measures should be incorporated into the Method Statement: 1) protective permanent fencing 2) designated paths 3) educational signage 4) community engagement 5) sensitive lighting design.	The production of a Method Statement (as part of a badger licence) will be secured directly with Natural England. Notwithstanding this, the physical mitigation measures suggested (fencing, signage and lighting) should be incorporated into the final design of the Proposed Development, secured by a planning condition.	Based on implementation of the additional mitigation measures, an increase in residential pressure and presence (medium sensitivity and negligible magnitude) the impact is assessed as **negligible** in the **long term** at the **local level.**

Summary of Residual Effects and Mitigation Measures

6.110 When assessing the potential effects of the Proposed Development on ecological and arboricultural features, embedded mitigation measures successfully mitigate the majority of adverse impacts (ranging from major to minor) at a local scale. Notwithstanding this, realistic and achievable 'additional' mitigation measures have been incorporated (as required) such that any residual adverse impacts can be rendered negligible; with some residual effects assessed a minor beneficial in the long term at the local level. Refer to Tables 6.5 & 6.6 above.

6.111 Additional mitigation measures can be summarised as:

1) Measures to be included within the CEMP such as the provision and erection of tree protection measures. In addition, production of precautionary methods to avoid impacts to wildlife (nesting birds, foraging bats and badgers re: contaminated soils), detailed in a CEMP; secured via planning condition.

2) A GLTA survey and (potentially) licencing for bats; secured via planning conditions and the Natural England licencing process.

3) Appointment of an INNS contractor to remove invasive plant species on site; secured via a planning condition.

4) Production of additional technical arboricultural reports secured via planning conditions.

5) Purchase of grassland and woodland biodiversity units, in line with the Biodiversity Net Gain Design-Stage Report, secured via planning conditions, planning obligations (Section 106 agreements), or conservation covenants.

6) Obtain a licence to destroy one outlier badger sett; secured via the Natural England licencing process.

Assessment of Cumulative Effects

Inter-Cumulative Effects

6.112 In order to provide the most robust assessment, consideration of the cumulative effects of the Proposed Development with other developments has been undertaken. In line with the EIA Regulations, an ES must provide a description of the likely significant effects of a development on the environment resulting from *'The culmination of effects with other existing and / or approved projects'*, as per the Environmental Impact Assessment (EIA) Regulations 2017.

Approach

6.113 The cumulative assessment will focuses solely on '*approved projects'*. Approved projects are defined as those with:

- A resolution to grant planning permission.
- A valid planning permission and yet to start on-site.
- A valid planning permission and under construction.

6.114 A cumulative site search has subsequently been undertaken. Table 6.7 below identifies those cumulative schemes identified and which will be 'scoped-in' to the assessment.

Table 6.7. Assessment of Cumulative Impacts

Site	Application No./Status	Distance & Direction	Proposal	Scoped-in / Scoped-out	Justification
Talbot Road	99795/OUT/20 Approved July 2022– currently under construction	850m north	Former Kellogg's Site Talbot Road Stretford M16 0PG Outline planning application (all matters reserved except for access) for the redevelopment of the site for up to 750no residential dwellings (Use Class C3); local centre and office uses (Use Class E); education (Use Class F1); hotel (Use Class C1); drinking establishment (sui generis); energy centre (Use Class B2) uses and associated infrastructure and open space, with access from Talbot Road.	**Scoped in**	This project is scoped in for further assessment due to the 750 residential units proposed. Residential units have the potential into increase visitor pressure across statutory designated sites and therefore a cumulative negative impact is possible. Moreover, given the location of this site only indirect impacts on statutory designated sites are possible. Specifically, visitor pressure on SSSIs and LNRs.
Chester Road	103844/HYB/21 Approved April 2023– currently under construction	1.35km west	Land At Stretford Mall and Lacy Street Chester Road Stretford M32 9BD Full planning permission for the demolition of specified buildings; and outline planning permission with all matters reserved except for access for a mixed-use development comprising: up to 13,000 sqm of commercial, business and service floorspace (Use Class E); up to 2,800 sqm of public house or drinking establishment floorspace (Sui Generis); up to 720 sqm of learning and non-learning institutions (Use Class F1); up to 2,400 sqm for local community uses (Use Class F2); up to 800 residential units (Use Class C3); public realm and landscaping; highways improvement works; and other associated infrastructure	**Scoped in**	This project is scoped in for further assessment due to the 800 residential units proposed. Residential units and visitor pressure considerations as above.

Longford Park Stretford	110093/FUL/23 Approved April 2023	Adjacent to western boundary of the site	Redevelopment works at Longford Park including the redesign of the former Longford Hall footprint; restoration of Long Barn to facilitate use as a volunteering, activity and skills development hub; creation of a pump track; de-culverting of Longford Brook; resurfacing and reconfiguration of car parking, footpaths and tennis courts; new lighting columns, creation of new gateway features into the park; creation of a number of new surfaced footpaths; surface water attenuation; repairs and alterations to the Longford Hall portico, walled garden (including walls), ha-ha and wildlife gardens; redevelopment of Pets Corner; alterations and redevelopment of sports facilities; refurbishment and improvements to both play areas; and habitat creation, including areas of open meadow, tree and shrub planting and other associated development to facilitate the above works.	**Scoped out**	The focus of these redevelopment works are the restoration and maintenance of existing park infrastructure. It is not expected for these works to have any meaningful impact on species and habitats are present at the site. Moreover, the main risk in terms of cumulative impacts that are produced by the project are related to visitor pressure, which these development works have no effect on.
Chorlton Leisure Centre	136791/FO/2023 Approved August 2023 – construction started	500m east	**Former Chorlton Leisure Centre Manchester Road Chorlton Manchester M21 9PQ** Erection of 2 no. 5 storey residential buildings comprising 50 no. dwellings (Class C3) with ancillary communal facilities; and, associated access, car parking, bin store, amenity space and landscaping, following the demolition of the existing building	**Scoped in**	This project is scoped in for further assessment due to the 50 residential units proposed. Residential units and visitor pressure considerations as above.
Albany Road	136878/FO/2023 Approved October 2023 – groundworks started	620m southeast	**4B Albany Road Manchester M21 0AW** Erection of a four-storey building to form 40 no. residential apartments, together with cycle and car parking, bin store, landscaping and boundary treatments following demolition of existing buildings.	**Scoped in**	This project is scoped in for further assessment due to the 40 residential units proposed. Residential units and visitor pressure considerations as above.
Brixham Road	114228/FUL/24 Not yet determined	760m northeast	**Residential and commercial development at Brixham Road Stretford Manchester M16 0YG** Demolition of existing buildings and the redevelopment of the site with a residential-led mixed use scheme comprising 145	**Scoped in**	This project is scoped in for further assessment due to the 145 residential units proposed. Residential units and visitor pressure considerations as above.

			dwellings (Class C3) and a commercial unit (Class E), with communal amenity space, car parking and landscaping.		
Chorlton Precinct	141706/DEM/2024 An application for demolition of the buildings on site has been received (141706/DEM/2024).	520m southeast	An application for demolition of the buildings on site has been received.	**Scoped out**	This project is scoped out – no effect interaction.
Trafford Park	114818/FUL/24 Not yet determined	1.76 km north	**1 Trafford Wharf Road Trafford Park Manchester M17 1BY** Demolition of existing building on site and the development of a residential-led mixed use development, comprising 438 dwellings (Use Class C3), purpose built student accommodation comprising 419 bedrooms (Sui Generis) and 2235 sqm of associated office and academic space (Use Class F1(a)), 326 sqm of commercial floorspace (Use Class E (a)(b)(d)(g(i)), associated car/cycle parking and landscaping. The wider Trafford Wharfside Development Framework approved by TMBC will deliver up to 5,000 new homes, associated retail and leisure space and the redevelopment of Old Trafford football stadium on 215 acres of land between the Manchester Ship Canal, Old Trafford stadium, and Europa Way.	**Scoped in**	This project is scoped in for further assessment due to the 438 residential units proposed. Residential units and visitor pressure considerations as above.
Great Stone Road	115175/FUL/24 Not yet determined	580m northwest	**Land At Great Stone Road Stretford Manchester M32 0ZW** Residential development comprising 228 dwellings (Use Class C3) with external amenity space and associated parking and access.	**Scoped in**	This project is scoped in for further assessment due to the 228 residential units proposed. Residential units and visitor pressure considerations as above.

Construction Phase

6.115 Given visitor pressure has been identified as the only relevant potential effect, in the context of the location of each site, combined with the residential element of the proposals, this effect is only realised at the operation phase of the Proposed Development. For that reason, no potential cumulative effects will be considered at the construction phase.

The Completed and Operational Development

6.116 The combined number of residential dwellings proposed across Talbot Road (750), Chester Road (800), Chorlton Leisure Centre (40), Albany Road (50), Brixham Road (145), Trafford Park (438) and Great Stone Road (228) is 2,451 dwellings.

6.117 An increase in residential dwellings can be reasonably correlated with the potential for visitor pressure at statutory designated sites. In particular, an increase in visitor pressure on the most proximate SSSI (Brookheys Covert SSSI) could lead to damage of its qualifying features or LNRs (e.g. Chorlton Ees and Ivy Green LNR). Based on 2.4 residents per dwelling (Office for National Statistics, 2021), 2651 dwellings would equate to approximately 6,362 residents.

6.118 Combining the number of residents from the approved projects (6,362) and combining this with the estimated number of residents from the Proposed Development, the total predicted number of residents is 6,482.

6.119 For consistency and comparability, the City of Manchester will be used to measure the relative increase in visitor pressure. It is acknowledged that a small section of the site falls within Trafford, however, limiting the baseline population in these estimates to the City of Manchester, renders a more precautionary and robust estimate of increase in visitor pressure. The population for the City of Manchester is ~552,000. Assuming all residents are new residents, this represents an increase to the borough of approximately [6,482/552,000 x 100] = 1.2%.

6.120 This 1.2% figure is calculated on the assumption that all residents are new residents, which is highly unlikely to be accurate. In the Greater London Authority's *Working Paper 62: Migration and Commuting*, it is noted that *'most changes of address by individuals and households are within short distances. The 2001 Census showed that, of those who were known to have changed address in the UK in the pre-census year, almost three out of five (59.6 per cent) stayed within the same local authority district*.' Based on this information, if

we conservatively assume that 40% of these 6,482 residents are relocating from within the same borough, the estimated and realistic total increase in residents to the City of Manchester is 0.72%. It is generally accepted that changes of less than 1% are non-statistically significant.

6.121 Additionally, as discussed within the Likely Significant Effects section of this Chapter, there are several green spaces in close proximity of these projects. These include Longford Park, Turn Moss Playing Fields and Trafford Athletic Club. It is more likely than not that residents will choose to conduct recreational activities (like exercise and dog walking) within green spaces that are in closer proximity to their dwellings, further reducing the likelihood of an estimated 0.72% increase in visitor pressure on proximate statutory designated sites.

6.122 Given the marginal increase in new residents and therefore **visitor pressure** (calibrated for residents relocation with the same borough, combined with the availability of large and proximate greenspaces, the **cumulative residual effects** (medium sensitivity and negligible magnitude) are assessed as **negligible** in the **long term** at the **local** and **national** level.

Intra-Cumulative Effects

6.123 The combined effect of individual effects (for example from lighting, contaminated land) on a single receptor has been considered throughout the assessment. No other intra-project cumulative effects have been identified.

Conclusions

6.124 This section provides a summary of the ES Chapter in its entirety.

Summary of Baseline Conditions

6.125 Two statutory sites of national importance are present within 10km. The closest being Brookheys Covert Site of Special Scientific Interest (SSSI) located approximately 7.8km to the southwest of the site. The closest statutory sites of local importance to the proposed development site is Chorlton Ees and Ivy Green Local Nature Reserve (LNR) located approximately 1.1km southwest of the site.

6.126 During the UKHab survey, the site was found to comprise of a mosaic of habitats including: other neutral grassland (g3c), modified grassland (g4), bramble scrub (h3d),

broadleaved woodland (w1g), mixed scrub (h3h), Developed land; sealed surface (u1b), lines of trees (w1g6), ditch (r2b 191) and individual trees.

6.127 The PGLRA survey identified five trees on site with low potential and one tree with moderate potential to support roosting bats.

6.128 During the arboricultural survey, two individual trees, three tree groups, and four woodlands were assessed as 'High Quality' Retention Category 'A'; twenty-one individual trees and seventeen tree groups were assessed as 'Moderate Quality' Retention Category 'B'; and four individual trees and six tree groups were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.

6.129 A suite of Night-time Bat Walkover and automated static deployment surveys have been undertaken; five bat species were recorded utilising the site extent, however bat activity was dominated by common pipistrelle (*Pipistrellus pipistrellus*), with only occasional occurrences of soprano pipistrelle (*Pipistrellus pygmaeus*).

6.130 A total of six active badger setts (Setts 1, 2, 3, 4, 7, and 8) were recorded on site; two disused setts (Setts 5 and 6) were also identified on site.

6.131 Two species of INNS plant species were recorded on site.

Summary of Likely Significant Effects

6.132 When assessing the potential effects of the Proposed Development on ecological and arboricultural features, embedded mitigation measures were insufficient to avoid adverse impacts (ranging from major to minor) at a local scale. Notwithstanding this, realistic and achievable 'additional' mitigation measure have shown that these adverse impacts can be eliminated (most resulting in a **negligible residual** effect) at both the construction and operational phases with some residual effects assessed as **minor beneficial** in the long term at the local level, all of which are **not significant**.

Summary of Mitigation and Enhancement Measures

6.133 The following mitigation and enhancement measures are required at each phase of the Proposed Development to eliminate adverse impacts (as described above). These will primarily be secured via planning conditions, but will also require Natural England licencing, as well as planning obligations (Section 106 agreements), or conservation covenants.

Construction Phase

- GLTA surveys of trees for roosting bats, immediately prior to felling.
- Appointment of an INNS contractor to remove invasive plant species on site.
- Production of additional technical arboricultural reports.
- Purchase of grassland and woodland biodiversity units to compensate (at the local level) for losses on site.
- Production of a precautionary methods to avoid impacts to wildlife for nesting birds, foraging bats and badger (contaminated soils) culminated in a CEMP.
- Natural England licencing for destruction of one outlier badger sett.

Operational Phase

- Sensitive lighting strategy together with protective fencing and signage information to be secured by condition.

Conclusion

6.134 Given the relatively small scale (120 dwellings) of the Proposed Development it is unsurprising that only modest levels of additional mitigation is required to nullify the likely significant effects. Notwithstanding this, it should be highlighted that the applicant has taken the disciplines of ecology and arboriculture seriously, evidenced by the early appointment of specialist in these fields, and the subsequent commission of surveys and technical reports to inform baseline conditions. Moreover, the applicant has incorporated the results and recommendations of the aforementioned technical reports to inform the design. Most notably, the applicant has actively chosen to retain the vast majority of the largest and most valuable habitat on site (woodland parcels) as well as badger setts. This is considered embedded mitigation, but is also considered avoidance within the mitigation hierarchy and is a key reason why only minor levels of mitigation are required. In instances where losses to habitats cannot be avoided, the applicant will purchase biodiversity units from the LPA or local habitat banks, such that the compensation is realised at the local level.

6.135 The ecological surveys, technical reports and licences recommended to nullify the proposed effects should be conditioned by the local planning authority, such that the Proposed Development can proceed.

References

E3P (2025) Contaminated Land Remediation Strategy. Ryebank Road, Chorlton (17-403-R2-1)

EIA Scoping Report. Ryebank Fields (EIASCO/24/006).

Grasslands - Habitat Action Plan (2009) PDF. Greater Manchester Biodiversity Project.

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Working Paper 62 (2014) Migration and Commuting - Greater London Authority

7 SOCIO-ECONOMICS & HEALTH

Introduction

7.1 This Chapter assesses the effects of the Proposed Development on socio-economics and health. In particular, it identifies and assesses the likely significant effects resulting from the Proposed Development on employment, economic contribution, wider economy, housing, access to education and healthcare provision, open space and health and wellbeing during the construction and operational phase, as applicable.

7.2 The Chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the site and surroundings, the potential direct, indirect, and cumulative effects of the development, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Pegasus.

Legislative and Planning Policy Context

Legislation

National Planning Policy Framework [1]

7.3 The most recent National Planning Policy Framework (NPPF) was published in December 2024. The NPPF outlines the buildings blocks for sustainable development within planning sectors across the nation and the overall planning system. This requires three distinct objectives that must be carried out in a mutually supportive way. These objectives are (paragraph 8):

- Economic Objective – Ensure that the economy remains strong, stable, and reactive to fluctuations, whilst continuing to be competitive and productive to facilitate economic growth. This will be achieved through ensuring that adequate land type and location is available to support growth.

- Social Objective – Support the expansion of diverse, healthy, and secure communities by meeting required housing provision alongside providing accessible and dependable services to support overall community wellbeing.

[1] National Planning Policy Framework (NPPF), December 2024. Available at: National Planning Policy Framework: draft text for consultation (publishing.service.gov.uk).

- Environmental Objective – Preserve and enhance the natural and historic environment through the effective and appropriate use of land within planning, boosting biodiversity through increased initiatives and adopting a low-carbon approach to economic activity.

7.4 Further relevant points raised within the NPPF are:

- Paragraph 61 states that to meet the Government's target of providing an adequate supply, type, and tenure of homes within communities, sufficient and appropriate land needs to be utilised whilst developing the properties to ensure that an area's locally identified housing requirements are met.

- Paragraph 72 affirms that when identifying potential sites for planning developments, there should be clear identification of the site's suitability and capacity, alongside the economic viability of the development within planning policies.

- Paragraph 77 states that to achieve the supply of a large number of homes it is often best done through planning for larger scale development, such as settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure.

- The NPPF places significant weight on the need to support economic growth and productivity, with chapter 6 setting out the objective of building a strong and competitive economy. Paragraph 86 states that the planning policies should:

- Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.

- Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.

- Seek to address potential barriers to investment, such as inadequate infrastructure, services, housing, or a poor environment.

7.5 Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

7.6 Paragraph 87 finds that alongside this, planning policies and decisions should recognise and address the specific locational requirements of different sectors.

7.7 Section 8 of the NPPF looks at Promoting Healthy and Safe Communities, which recognises that planning policies and decisions should aim to achieve healthy, inclusive and safe places. Paragraph 96 outlines that planning policy should enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities.

7.8 The NPPF states (in paragraph 98) that to deliver social, recreational, and cultural amenities that the community requires, the planning of all developments should have the wellbeing of the entire community at the forefront of their design. Furthermore, it highlights the need to preserve locally valued facilities, so as not to diminish the community's capability to perform essential day-to-day tasks. The need for an integrated approach to considering household location, economic uses and community spaces and amenities is also highlighted.

7.9 Paragraph 101 also outlines that to ensure faster delivery of other public service infrastructure such as health, blue light, library, adult education, university and criminal justice facilities, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

Health Equity in England: The Marmot Review 10 Years On (2020)[2]

7.10 The report, published in 2020, reviews the evidence and conclusions made in the Marmot Review of health equality in England in 2010. It identifies that, while life expectancy was projected to improve beyond 2010 Marmot Review, since 2015/16 increases have slowed, and there have been notable deteriorations in physical and mental health and widening health inequalities. The Marmot Review 10 Years On indicates that the conclusion reached in the 2010 Marmot Review is endorsed once again in the 2020 publication.

Inclusive and Sustainable Economies: Leaving no-one behind[3]

7.11 This document was published by Public Health England[4], and it supports place-based action and sustainable economies as a mechanism to reduce health inequalities through

[2] Institute of Health Equity (2020). Health Equity in England: The Marmot Review 10 Years On. Available at: Health Equity in England_The Marmot Review 10 Years On_full report (1).pdf. Accessed 22nd February 2022.
[3] Inclusive and sustainable economies: leaving no-one behind. Public Health England. Available at: Inclusive and sustainable economies: leaving no-one behind (publishing.service.gov.uk).
[4] As formerly known, now UK Health Security Agency and Office for Health Improvement and Disparities.

improving the health of people and communities, whilst ensuring that economic activity is sustainable and achieving shared prosperity for everyone, with no-one left behind.

7.12 The report includes a 6-step approach to using the inclusive and sustainable economies framework and data catalogue, these are summarised below:

- Establish place-based inclusive and sustainable economy networks – this requires coordinated and collaborative action across a broad range of cross-cutting sectors.
- Set a holistic vision – set a vision that looks beyond gross domestic product (GDP) as a measure of economic success.
- Measure and benchmark – use the framework and data catalogue to consider each of the 12 building blocks, identify areas of need and benchmark local performance.
- Consider the local context – reflect on local economic, social and environmental conditions that may constrain or contribute to the development of inclusive and sustainable economies.
- Consult with residents and communities – adopt a participatory approach through capturing local resident and community insights.
- Prioritise areas for action – prioritise certain areas for action based on the above considerations ensuring that the effort is targeted towards the areas of greatest need.

Local Planning Policy

Places for Everyone[5]

7.13 This report sets out a vision for the Great Manchester city region to further increase succession and maximise strength nationally and within the global economy. It highlights the need for a spatial plan to aid in delivering better and more affordable homes, better jobs and improved transport and infrastructure for all boroughs. The plan also includes making best use of brownfield land whilst protecting green spaces, including Green Belt land. The climate crisis and commitment to being carbon neutral by 2038 is also addressed.

7.14 As a long-term plan, inequalities can be tackled throughout the communities. As for making the most of existing land, 90% of land identified for housing in the plan is in urban areas. New Green Belt boundaries will also ensure communities are protected from unplanned

[5] Greater Manchester Combined Authority: Places for Everyone Joint Development Plan 2022 to 2039.

development. The plan has been developed alongside the Greater Manchester Five-Year Transport Delivery Plan, ensuring new sites are supported by good transport infrastructure. It also sits alongside the Greater Manchester Housing Strategy, 5 Year Environment Plan, Digital and Cultural Strategies.

***Manchester Core Strategy*[6]**

7.15 Adopted on 11th July 2012, the Core Strategy is the key document in Manchester's Local Development Framework covering the period 2012-2027. It outlines the Council's vision for Manchester in 2027, in addition to the planning policies which will be adopted to assist in delivering the vision.

7.16 The Core Strategy is split into 3 sections. Manchester Now describes the current situation in Manchester highlighting challenges faced by the City. The Local Strategic Context outlines key elements of the existing and emerging strategic landscape. Another section paints a Vision for Manchester and outlines Strategic Objectives which include a range of policies under each objective that the Council believes will deliver the Vision.

7.17 The report considers how the City should develop and the future roles and characters of Regeneration Areas, the impact on the well-being of their residents and how individual issues and opportunities can be addressed.

7.18 Key policies relevant to the socio-economic and health assessment are as follows:

- Policy SP 1 Spatial Principles – focus on economic and commercial development providing high quality and diverse housing to meet local need.
- Policy H 1 Overall Housing Provision – states that all proposals for new housing should make provision for appropriate usable amenity space.
- Policy H 8 Affordable Housing - new development will contribute to the City-wide target for 20% of new housing provision to be affordable. Proportion of affordable housing units will reflect the development type and size.
- Policy H 10 Housing for people with additional support needs – proposals for accommodation for people with additional support needs will be supported where

[6] Manchester City Council: Manchester's Local Development Framework, Core Strategy Development Plan Document. Adopted 11th July 2012.

there is not a high concentration of similar uses in the area already and 1here there would not be a disproportionate stress on local infrastructure (e.g. health facilities).

- Policy T 2 Accessible areas of opportunity and need - new developments should be easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities.

- Policy EN 4 Reducing CO2 emissions by enabling low and zero carbon development) – reduction in fuel poverty is sought, through reduction in the need for energy through design and energy efficiency features.

- Policy EN 8 Adaption to Climate Change - all new developments will be expected to be adaptable to climate change in terms of the design, layout, siting and function.

- Policy EN 9 Green Infrastructure states that all new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function.

- Policy EN 10 Safeguarding Open Space, Sports and Recreation Facilities states that proposals will be supported that improve the quality and quantity of accessible open space.

- Policy DM 1 Development Management states that new development should have regard to effects regarding green infrastructure including open space, both public and private.

Manchester Housing Strategy[7]

7.19 Over the past two decades Manchester has grown significantly, leading to increases in the job market and population. Demand for housing has therefore increased and tenure has diversified. Currently there are 68,000 social rented homes in the city which is noted as the fewest for 40 years. Owner-occupation has declined to similar levels seen in the 1980s, whilst the privately rented sector is now the dominant tenure at 39% of the city's housing stock. In response to this, the city is committed to building more properties, creating new and diverse neighbourhoods in and around the cute centre. The Manchester Housing Strategy sets a target of delivering 36,000 new homes by 2032, with just under a third to be affordable (10,000 over the next ten years), with as many social rented homes as possible.

[7] Manchester City Council: Manchester Housing Strategy 2022-2032.

7.20 In response to the increased cost of living, the Manchester Living Rent has been launched and the Council are committed to understanding how much of the city is affordable to who, so they can support those who need it most. It is understood that the COVID-19 pandemic has also contributed to exacerbated longstanding health and housing inequalities in Manchester, disproportionately affecting those most at risk.

7.21 This Strategy sets out the long-term vision to deliver homes that people want and need, building around the four vision principles:

- Increase affordable housing supply and build more new homes for all residents.
- Work to end homelessness and ensure housing is affordable and accessible to all.
- Address inequalities and create neighbourhoods where people want to live.
- Address the sustainability and zero-carbon challenges in new and existing housing.

Investing in Success: An Economic Strategy for Manchester[8]

7.22 In the Economic Strategy for Manchester, Manchester City Council outline the aspirations to make the economy in Manchester one of the most attractive, competitive and resilient, whilst also being socially equitable and environmentally responsible. Striving to create a balanced and inclusive economy, reflecting diversity where there are opportunities for everyone to benefit from the city's growth, and where challenges can be resolved.

Manchester Population Health Plan[9]

7.23 The Manchester Population Health Plan indicates that Manchester's population is sicker and dies younger in comparison to other cities. Inequality causes 3.5 times more early deaths in the city's deprived areas compared to less deprived areas. This highlights the need for improvements in population health in Manchester, and it is acknowledged that the work needs to be delivered by everyone as opposed to being the sole responsibility of health and social care workers and services.

7.24 The plan focuses on getting results in five crucial aspects of life:

- The first 1,000 days of a child's life.

[8] Manchester City Council: Investing in Success: An Economic Strategy for Manchester
[9] Manchester City Council: Manchester Population Health Plan, Summary Version 2018-2027.

- Work and its positive impact on health.
- Making social connections and changes that matter.
- An age-friendly Manchester.
- Action on preventable early deaths.

Trafford Local Plan – Core Strategy[10]

7.25 The Core Strategy, which was adopted in 2012, and sets the vision for development up to 2026. A new Trafford Local Plan is currently being prepared and has reached Regulation 19 during Autumn 2023, but is only set to be adopted in winter 2025.

7.26 In the Core Strategy, securing opportunities for improved healthcare provision to meet the needs of local people and improve access to, and maximise the potential of the area to improve the health of Trafford's residents, are key place objectives for Trafford. This is outlined in the following Place Objectives specific to area:

- Trafford Park, Old Trafford, Stretford, Urmston, Mersey Valley, Sale, Altrincham and Neighbouring Communities, Trafford Rural Communities.
    - *To secure opportunities for improved health care provision to meet the needs of local people.*
- Urmston.
    - *To ensure that maximum potential is made of the strategic countryside areas bordering this area to provide recreation and to mitigate against climate change and to improve the health of its residents.*
- Carrington.
    - *To provide the right conditions to support local community facilities and those of nearby Partington including health and education services.*
- Trafford Rural Communities.

[10] Trafford Local Plan – Core Strategy, adopted 2012.

- To improve access to and maximise the potential of this valuable informal recreation resource, to improve the health of Trafford's residents.

7.27 The Strategy outlines a balance of growth, regeneration and environmental protection and improvement, ensuring Trafford becomes a place that people choose to live, learn, work and relax in.

7.28 It identifies land use and development issues facing Trafford, considering social, economic and environmental characteristics of the Borough. New residential developments with a mix of dwellings will be prioritised within areas which are in need of social, economic and environmental improvements. This will contribute to achieving the key objectives of the City Region.

Assessment Methodology and Significance Criteria

7.29 There is no specific guidance available which establishes a methodology for undertaking an EIA of the socio-economic effects of the Proposed Development. However, there is guidance which provides advice as to how to approach the assessment of health in the context of an EIA, namely '*Guide to Effective Scoping of Human Health in Environmental Impact Assessment*' [11] and '*Guide to Determining Significance for Human Health in Environmental Impact Assessment'* [12], both published by IEMA in November 2022. The approach adopted for this assessment is based on professional experience, best practice and benchmarking across the industry, the IEMA guidance in respect of human health, and in consideration of the policy requirements/tests set out within the NPPF, and relevant local policy.

7.30 The potential effects relating to socio-economics and health that are assessed within this chapter are as follows:

- Construction phase:
  - Employment.
  - Economic contribution.
  - Disturbance to neighbourhood amenity.

[11] Guide to Effective Scoping of Human Health In Environmental Impact Assessment, Institute of Environmental Management and Assessment (IEMA), November 2022.
[12] Guide to Determining Significance for Human Health In Environmental Impact Assessment, Institute of Environmental Management and Assessment (IEMA), November 2022.

- Operational phase:
    - Economy.
    - Housing.
    - Access to education provision.
    - Access to healthcare provision.
    - Access to open space.
    - Health and wellbeing.

Identification of the Study Area

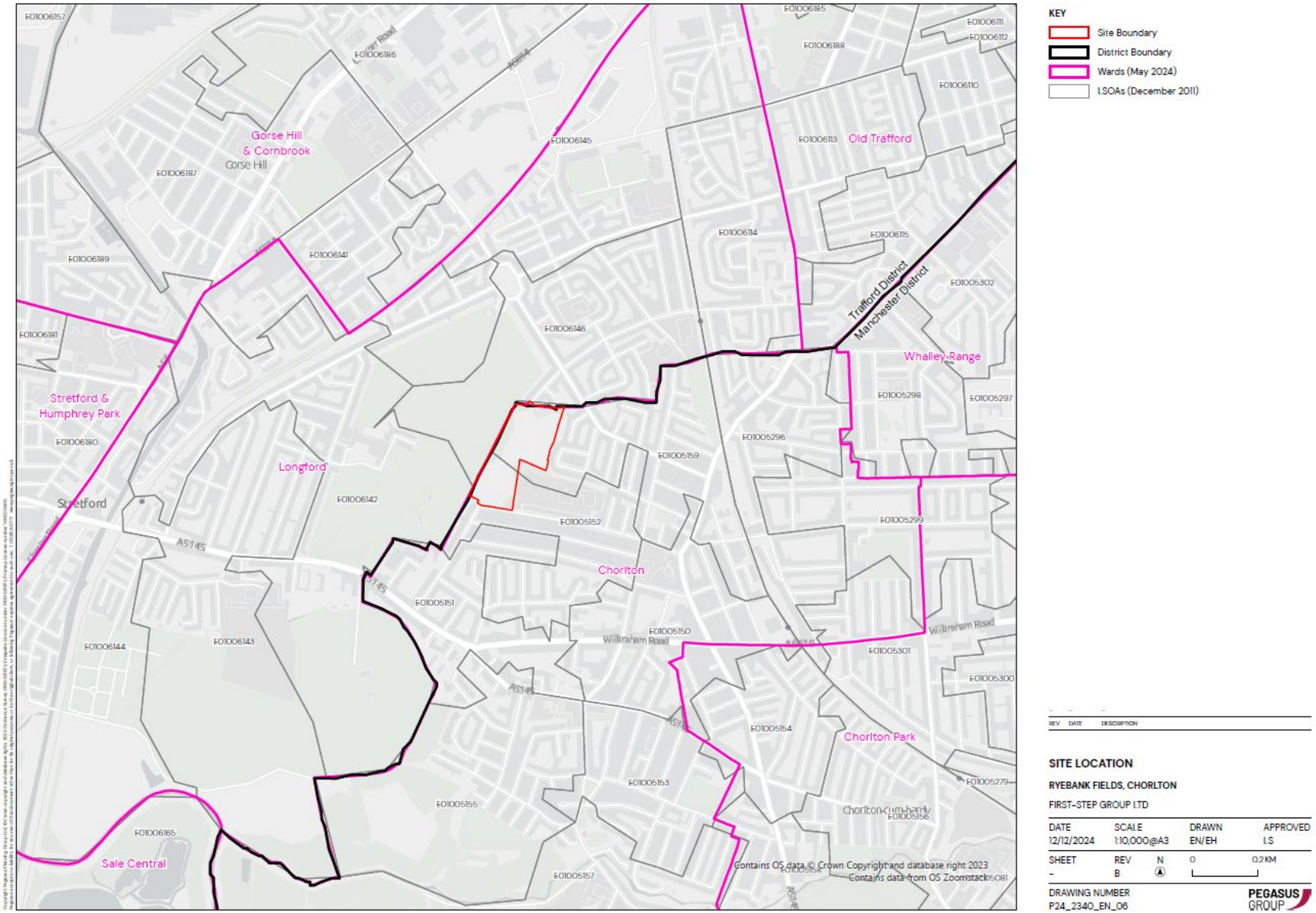
7.31 The spatial scales that are considered relevant and make up the study area for this assessment are presented in Table 7.1. The Site location is mapped out in **Figure 7.1** including the Lower Super Output Area (LSOA) and ward boundaries. The district boundary adjacent to the Site is also included in the figure.

Table 7.1: Study area for the socio-economic and health assessment

Spatial scale	Manchester	Trafford
Lower Super Output Area	Manchester 029C Manchester 029D	Trafford 004E Trafford 011A
Ward	Chorlton	Longford
District	Manchester	Trafford
Regional	North West	
National	England / Great Britain *	

*Dependent on availability of data

Figure 7.1: Site Location Map



7.32 Baseline information is presented at an appropriate scale, and where publicly available.

7.33 No primary surveys have been conducted in relation to the socio-economic and health assessment.

7.34 No modelling has been undertaken in relation to the socio-economic and health assessment.

Desk-based Data

7.35 Desked-based baseline data has been sourced from a range of primary and secondary sources including:

- The Applicants.
- NOMIS.
- Office of National Statistics (ONS).
- Ministry of Housing, Communities & Local Government.
- Business Register and Employment Survey.
- NHS England Digital.
- Department for Education.
- Local Government Inform (LG Inform).
- Other technical assessments undertaken forming part of the application submission package.

Identification of Sensitive Receptors

7.36 Sensitive receptors relevant to potential socio-economic and health effects are identified through consideration of the study area applicable to each effect. The range of receptors are as follows:

- Local workforce - Manchester city administrative area, Trafford administrative area.
- Local economy - Manchester city administrative area, Trafford administrative area.

- Existing and future local residents - Manchester 029C LSOA and Manchester 029D LSOA, & Chorlton ward within Manchester, and Trafford 004E and Trafford 011A, and Longford ward within Trafford.

- Existing and future users of local amenities- Manchester 029C LSOA, Manchester 029D LSOA, & Chorlton ward, and Trafford 004E and Trafford 011A, and Longford ward within Trafford.

7.37 The sensitivity of these receptors is informed by the baseline and aligns with the criteria presented in Table 7.2.

7.38 As noted within the '*Guide to Determining Significance for Human Health in Environmental Impact Assessment*' (IEMA, 2022), development has the potential to affect a range of individuals in profoundly different ways. Therefore, consideration of relevant receptors in respect of impact on amenity during the construction phase and of health and wellbeing once the Proposed Development is completed and operational should ensure consideration of all wider determinants of health, as applicable (Dahlgren & Whitehead, 1991)[13]. In the case of this Proposed Development, consideration is given to the geographical extent of potential receptors when compared to the nature and scale of development, variability in terms of vulnerability of relevant sub-groups, and general socio-economic, cultural and bio-physical conditions. As such, the conclusion as to the sensitivity of receptor is based on a process of triangulation, making use of a range of data and information relating to each of these determinants. Further detail is presented in Table 7.23.

7.39 Further detail regarding sensitivity of receptors is presented in Table 7.23.

Characterisation of Effect

7.40 As far as possible, the effects are characterised considering the following elements:

- Whether the effect is positive or negative.

- The extent of the effect.

- The magnitude of the effect.

- The duration of the effect**.**

[13] Barton, H. and Grant, M. (2006). *A health map for the local human habitat*. Journal of the Royal Society for the Promotion of Health, 126.

- Consideration of the likely timing of the effect in relation to the stage of development.
- The frequency of the effect.
- The potential for reversibility of the effect.
- The likelihood of the effect occurring.

Significance Criteria

7.41 The first step in the assessment is to identify the sensitivity of the receptors. In socio-economic assessments, receptors are not sensitive to changing environmental conditions in the same way as many environmental receptors are. To address this, the assessment draws on a combination of measurable indicators and a consideration of the importance of the receptor in policy terms to gauge the receptor's sensitivity. For example, the number of jobs in the area may increase as new developments are completed and occupied by businesses. This is considered alongside the weight attached to these issues in local policy. For example, the Local Plan may identify that employment and business growth is a particular priority. Table 7.2 shows the sensitivity criteria followed in this assessment.

Table 7.2: Sensitivity Criteria

Sensitivity	Evidence for Sensitivity Assessment
High	Evidence of direct and significant socio-economic challenges relating to receptor. Accorded a high priority in local, regional or national economic regeneration policy. Evidence of direct and significant socio-economic challenges including: • Areas with levels of unemployment well in excess of regional / national averages. • Significantly high rise in population according to projections up to 2038. • Areas with high levels of deprivation (i.e. within 30% most deprived). • Areas with substantial housing targets in the current plan period. • Areas within which social and community infrastructure (e.g. education, healthcare and community facilities) have no capacity / are over-subscribed. • Areas with a considerable shortfall of open and recreational space / poor-quality resources, or tourist attractions of national importance, national cycle routes and national trails and no potential for substitution. • Areas with levels of crime well in excess of / below regional / national averages. • Areas with life expectancy far lower than / above the regional / national averages. • Areas with identified health inequalities well in excess of / below the regional / national averages, such as in respect of obesity and heart disease in the case of adults, and childhood obesity. • Areas with mental health indicators well in excess of / below regional / national averages.

Sensitivity	Evidence for Sensitivity Assessment
	• Areas with identified concentrations of determinants of ground conditions considerably higher than the screening criteria for the assessment of no unacceptable degree of risk to human health[14].
Medium	Some evidence of socio-economic challenges linked to receptor, which may be indirect. Change relating to receptor has medium priority in local, regional and national economic and regeneration policy. Some evidence of socio-economic challenges, including: • Areas with levels of unemployment above regional / national averages. • Average rise in population according to projections up to 2038. • Areas with moderate levels of relative deprivation (i.e. within 50% most deprived). • Areas with moderate housing targets in the current plan period. • Areas within which social and community infrastructure (e.g. education, healthcare and community facilities) have limited capacity. • Areas with a shortfall of open and recreational spaces / moderate-quality resources, or tourist attractions / recreational provision of regional importance and limited potential for substitution. • Areas with levels of crime above / below regional / national averages. • Areas with life expectancy below / above the regional / national averages. • Areas with identified health inequalities above / below the regional / national averages, such as in respect of obesity and heart disease in the case of adults, and childhood obesity. • Areas with mental health indicators above / below regional / national averages. • Areas with identified concentrations of determinants of ground conditions above the screening criteria for the assessment of no unacceptable degree of risk to human health[15].
Low	Little evidence of socio-economic challenges relating to receptor. Receptor is accorded a low priority in local, regional and national economic and regeneration policy. Little evidence of socio-economic challenges, including: • Areas with levels of unemployment in line with regional / national averages. • Lower than average rise in population according to projections up to 2038. • Areas with low levels of relative deprivation (i.e. within 50% least deprived). • Areas with minimal housing targets in the current plan period. • Areas within which social and community infrastructure (e.g. education, healthcare and community facilities) have some capacity. • Areas with a surplus of open and recreational space / high-quality resources or recreational provision of local importance only. • Areas with levels of crime in line with regional / national averages. • Areas with life expectancy in line with regional / national averages. • Areas with identified health inequalities in line with the regional / national averages, such as in respect of obesity and heart disease in the case of adults, and childhood obesity.

[14] Cross-reference made to E3P Remediation / Validation Criteria, Remediation Strategy, dated January 2025.
[15] Cross-reference made to E3P Remediation / Validation Criteria, Remediation Strategy, dated January 2025.

Sensitivity	Evidence for Sensitivity Assessment
	• Areas with mental health indicators in line with regional / national averages. • Areas with identified concentrations of determinants of ground conditions at or below the screening criteria for the assessment of no unacceptable degree of risk to human health[16].
Negligible	No socio-economic issues relating to receptor. Receptor is not considered a priority in local, regional and national economic development and regeneration policy. No socio-economic issues relating to a receptor, including: • Areas with levels of unemployment less than regional / national averages. • Projected decrease / population projections estimated to remain same in period up to 2038. • Areas with low levels of relative deprivation (i.e. bottom 10%). • Areas with no housing need / no identified target in the current plan period. • Areas within which social and community infrastructure (e.g. education, healthcare and community facilities) have substantial surplus capacity. • Areas with a considerable surplus of open and recreational space / high-quality resources, or, conversely, no provision of any tourism or recreational facilities to be considered as sensitive. • Areas with minimal issues in respect of crime. • Areas with higher than average life expectancy compared with regional / national averages. • Areas with better than average health indicators compared with the regional / national averages, such as in respect of obesity and heart disease in the case of adults, and childhood obesity. • Areas with mental health indicators above regional / national averages. • Areas with identified concentrations of determinants of ground conditions well below the screening criteria for the assessment of no unacceptable degree of risk to human health[17].

7.42 The magnitude of change upon each receptor has been determined by considering the predicted deviation from baseline conditions, both before and, if required, after mitigation. The criteria used for the assessment of magnitude of change, which can be either positive (beneficial) or negative (adverse) are shown in Table 7.3.

[16] Cross-reference made to E3P Remediation / Validation Criteria, Remediation Strategy, dated January 2025.
[17] Cross-reference made to E3P Remediation / Validation Criteria, Remediation Strategy, dated January 2025.

Table 7.3: Magnitude of Change Criteria

Magnitude of Impact	Description / Criteria
High	Proposed Development would cause a large change to existing socio-economic conditions in terms of absolute and/or percentage change. • Considerable increase / decrease on existing baseline levels of employment. • Considerable increase / decrease in GVA generated. • Greater than 5% of total housing target. • Meeting or exceeding affordable housing target (at least 100% of policy requirement). • Considerable increase / decrease in provision/quality of open and recreational space generated, and generation of publicly accessible space that was previously inaccessible. • Considerable increase in demand on social and community infrastructure with no capacity / decrease in demand on social and community infrastructure with ample surplus capacity. • Considerable increase in the likely eventuality of crime due to design / intended use of the proposals. • Considerable increase / decrease in opportunities to exercise or involvement in leisure activities (impact on physical and mental wellbeing). • Considerable, permanent increase / decrease in risk to human health (associated with identified concentrations of determinants of ground conditions at or above the screening criteria for the assessment of no unacceptable degree of risk to human health[18]) for majority of population.
Medium	Proposed Development would cause a moderate change to existing socio-economic conditions in terms of absolute and/or percentage change. • Moderate increase / decrease on existing baseline levels of employment. • Moderate increase / decrease in GVA generated. • 1% - 5% of total housing target. • Provision of a proportion of the affordable housing target (51-99% of policy requirement). • Moderate increase / decrease in provision/quality of open and recreational space generated, and generation of publicly accessible space that was previously inaccessible. • Moderate increase /decrease in demand on social and community infrastructure with limited capacity. • Moderate increase / decrease in the likely eventuality of crime due to design / intended use of the proposals. • Moderate increase / decrease in opportunities to exercise or involvement in leisure activities (impact on physical and mental wellbeing). • Moderate increase / decrease over the medium term (up to 10 years) in risk to human health (associated with identified concentrations of determinants of ground conditions at or above the screening criteria for the assessment of no unacceptable degree of risk to human health[19]) for large minority of population.
Low	Proposed Development would cause a minor change to existing socio-economic conditions in terms of absolute and/or percentage change.

[18] Cross-reference made to E3P Remediation / Validation Criteria, Remediation Strategy, dated January 2025.
[19] Cross-reference made to E3P Remediation / Validation Criteria, Remediation Strategy, dated January 2025.

Magnitude of Impact	Description / Criteria
	• Limited increase / decrease on existing baseline levels of employment. • Limited increase/decrease in GVA generated. • Limited increase / decrease in provision of open and recreational space. • 0.1% - 0.99% of total housing target. • Provision of a proportion of the affordable housing target (0-50% of policy requirement). • Limited increase / decrease in demand on social and community infrastructure with surplus capacity. • Limited increase / decrease in the likely eventuality of crime due to design / intended use of the proposals. • Limited increase / decrease in opportunities to exercise or involvement in leisure activities (impact on physical and mental health). • Limited increase / decrease in risk to human health over short term (up to 5 years duration) (associated with identified concentrations of determinants of ground conditions at or above the screening criteria for the assessment of no unacceptable degree of risk to human health[20]) for small minority of population.
Negligible	No discernible change in baseline socio-economic conditions.

7.43 In reporting the effects of significance resulting from the Proposed Development, at construction and operational stages, the assessment contextualises both the sensitivity of the receptor and the magnitude of change. The method uses the matrix shown in Table 7.4.

Table 7.4: Significance of Effect

Magnitude of Change	Sensitivity of Receptor				
		High	**Medium**	**Low**	**Negligible**
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

7.44 Using this scale, effects identified as major or moderate are regarded as being 'significant'. Effects of minor or lesser significance are also identified but regarded as 'not significant'.

[20] Cross-reference made to E3P Remediation / Validation Criteria, Remediation Strategy, dated January 2025.

Assumptions/Limitations

7.45 Baseline information is derived from the latest available statistics, however, there is often a time-lag associated with the publication of this data and this needs to be recognised. Census 2021 data has been used where publicly available and relevant to the spatial scales in focus. Census data is released in phases, grouped by topics, for high level population bases through to smaller and/or alternative population bases. All data is targeted to be released within 2 years of the Census. Where Census 2021 is not available, Census 2011 data is used or another source, as identified throughout the Baseline. As such, a process of triangulation is utilised wherever possible and relevant whereby baseline data is collated and presented from a range of sources to ensure that as full and up to date picture as possible is presented.

7.46 Due to the Site spanning two different LSOAs within Manchester administrative area, both are included in the study area and baseline. In addition, due to the Site's western and northernmost boundary lying adjacent Trafford administrative area and a small portion of the Site's western boundary being within Trafford itself, two LSOAs in Trafford which immediately abut the Site have also been included.

7.47 The changes that will occur over time with the development in place can be considered in terms of economic contribution, which can be quantified over a longer period of time using net present value calculations. Other effects are absolute and certainty is only possible as a onetime calculation, with external factors impacting future effects which are beyond the possibility of assessment at this time.

7.48 For housing delivery and open space, the assessment is presented based on Manchester housing delivery targets only.

7.49 In respect of the baseline analysis and impact assessment of social infrastructure relating to education and healthcare provision, typical study areas are up to 2 or 3 miles from the Site, depending on the infrastructure in focus. This serves to enable a worst-case assessment in terms of existing capacity and change in demand as a result of the Proposed Development.

7.50 The Proposed Development is for a total maximum 120 residential units and includes age-friendly apartments, co-housing homes, specialist supported apartments for autistic adults and private sale houses. A table summarising the assumptions associated with each potential effect during construction and operational stage is presented in Table 7.5. The assumptions present a worst-case scenario for each potential effect while ensuring all

available and applicable data is used as foundation on which to determine the magnitude of change and significance of effect.

7.51 It is noted that the residential dwellings proposed include for autism friendly, age-friendly units and co-housing units. As such, there is possibility that population yield and child yield resulting from the proposed dwellings will be limited compared to that which would be generated if all dwellings were market-based private housing of multiple bedrooms. However, in order to generate a worst-case assessment the overall total number of dwellings is used as the basis for the assessment and does not provide a distinction between these different housing tenures for determining population yields (where this is required to provide a robust assessment).

Table 7.5: Assumptions of potential effects

Potential Effect	Assumption/s	Data source (where applicable)
Construction phase		
Employment	• Construction cost £50million. • Cost assumed to be inclusive of all parts of the Proposed Development. • Total maximum residential 120 dwellings.	• Cost provided by Applicant.
Economic contribution	• GVA per construction job of £73,892 for the North West and GVA per job of £61,586 for the North West.	• Business Register and Employment Survey data and ONS GVA data.
Disturbance to neighbourhood amenity	• Inclusive of all elements of the Proposed Development.	• Wider application documentation.
Operational phase		
Economy	• 70 of the total 120 dwellings -inclusive of private sale and co-housing units, and excluding age-friendly and specialist supported affordable apartments for Autism adults	• Household size sources from English Housing Survey. • Economically active residents per household sources from 2021 Census.
Housing	• Manchester housing delivery target.	• Manchester Housing Strategy, Manchester Coty Council (2022-2032).
Access to education	• Despite a proportion of dwellings being designated for age-friendly living, which would likely result in fewer pupils, it is assumed that all 120 dwellings would generate equal yield per	• Department for Education.

	dwelling as a worst case.	
Access to healthcare	• All 120 dwellings assumed as basis for assessment, and all assumed to be houses as opposed to apartments so as to make use of upper population yield as a worst case.	• Household size sourced from 2021 Census.
Access to open space and recreation	• Baseline including existing provision in both Manchester and Trafford, and published minimum standards of both districts.	• City Wide Open Spaces, Sport and Recreational Study (Manchester City Council, 2009). • Trafford Core Strategy (Trafford Metropolitan Borough Council, 2012).
Health and wellbeing	• Inclusive of all elements of the Proposed Development.	• Wider application documentation.

Consultation

7.52 A Scoping Opinion has been sought from Manchester City Council (MCC). Trafford Metropolitan Borough Council (TMBC) has been consulted through the scoping process and invited to comment as a statutory consultee.

7.53 The proposed scope of assessment presented in the Scoping Report in relation to socio-economics and health was set out in the Scoping Report issued to MCC (dated 5th November 2024, refence EIASCO/24/006). The scope of assessment in this chapter aligns with this proposal.

Table 7.6: Consultation

Consultee	Comments	Actions
Manchester City Council	The following matters have been identified to be scoped into the ES for the development within the submitted scoping report: • Biodiversity (Within a chapter relating to Ecology and Arboriculture). • Population (Within a chapter relating to Socio-economics and Health). • Human Health (Within a chapter relating to Socio-economics and Health). • Climate Change; and, • Archaeology. It is confirmed that the scope and matters identified for inclusion	Confirmation of approach is noted.

	within chapters of the ES are agreed by the City Council.	
	Socio-Economics and Health: The scope of the proposed Socio-Economic and Health chapter of the ES is considered to be acceptable.	Confirmation of approach is noted.
Environmental Protection, Environmental Health, Neighbourhoods Directorate, Manchester City Council	Following a number of enquires to the team we will be expecting a detailed risk assessment to be provided with regards to the management of contamination on the site, in particular asbestos. Not just during the development but also within the woodland areas around the perimeter of the site where asbestos containing materials have been regularly identified. The woodland is being retained so their remediation strategy will need to include the woodland areas with regards to the asbestos contamination. We will be raising this within our formal comments in relation to any planning application.	The assessment in respect of health presented within this chapter includes consideration of the potential of impact on human health in relation to potential ground contamination. Work undertaken by E3P has informed the assessment presented in the socio-economic and health chapter.
Place Directorate - Trafford Council	The conclusion of these documents is that the following topics will be scoped into the Environmental Statement (ES): • Ecology and Arboriculture. • Socio-economics and health. • Climate Change. • Archaeology.	Noted.
	We would take this opportunity to state that we would also require that the supporting documents accompanying the main planning application address the impacts on the Trafford side of the boundary as well as those affecting Manchester. In particular, in relation to highway safety and traffic, contamination, impact on heritage assets, impact on the Ryebank Road community garden which is an Asset of Community Value and impacts / demands on infrastructure, although this list is not exhaustive.	The baseline presented in the Socio-Economics and Health assessment chapter includes the administrative areas of both Manchester city and Trafford at the district scale, and also relevant wards and LSOAs in both administrative areas. Similarly, impacts are also considered in respect of receptors in both Manchester and Trafford administrative areas.

Baseline Conditions

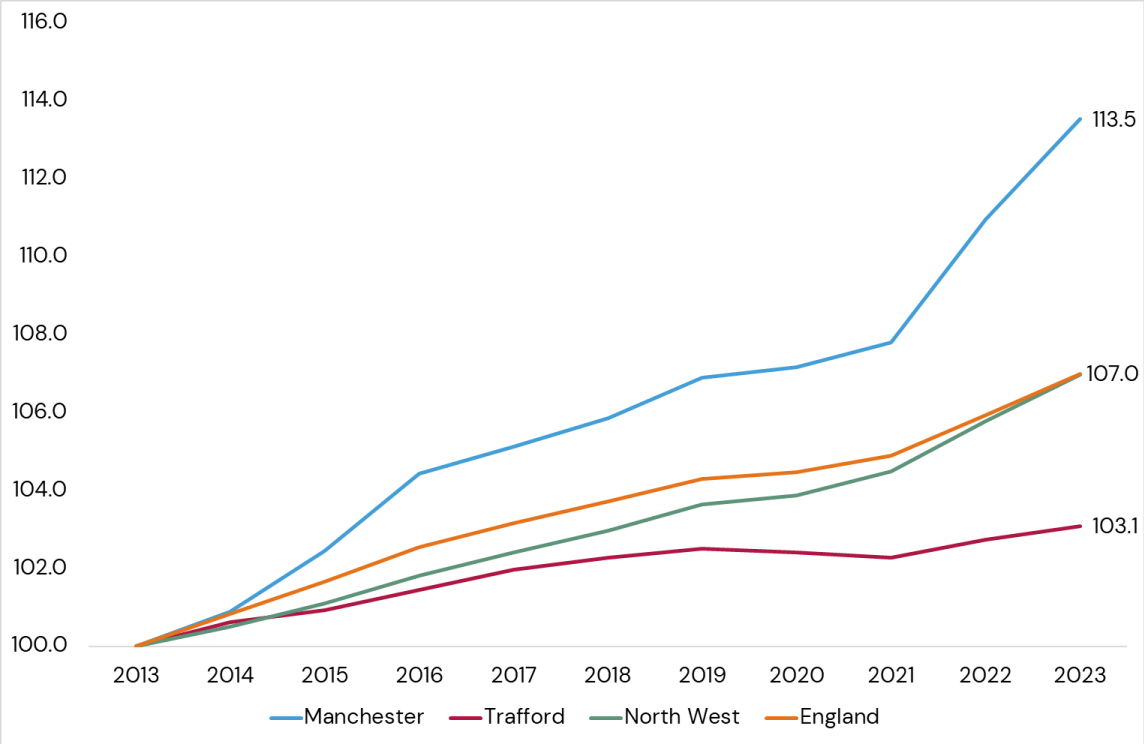
7.54 This section describes the baseline conditions at the site (and surrounding area, as appropriate).

Population

7.55 Data published by the ONS show that, as of 2023 the population of Manchester was 579,917, and in Trafford population was 237,480. The Manchester population has grown by 13.5% (69,134 additional people) between 2013 and 2023 whilst the population in Trafford has grown at a notably lower rate of 3.1%.

7.56 The North West and England increased at a lower rate than Manchester but higher than Trafford of 7.0%. As of 2023, the total population in the North West was 7.6 million (an increase of 494,980) and in England the population was 57.7 million (an increase of 3.8 million) (see **Figure 7.2**).

Figure 7.2: Population Change, 2013-2023 (2013=100)



Source: ONS, Mid-Year population estimates

7.57 The fastest growing age group in Manchester between 2013 and 2023 was those aged 16-64 having increased by 14.2% (50,995 additional people). This age group was the second fastest growing age group in England (5.2%, 1.8 million additional people) and the slowest growing age group in Trafford (0.4%, 587 additional people) and the North West (5.1%, 229,211 additional people).

7.58 Ages 65+ grew the highest at a national rate of 16.1% (1.5 million additional people) followed by the North West at 14.5% (181,343 additional people), Trafford at 9.5% (3,655 additional people) and Manchester at 10.6% (5,190 additional people).

7.59 Age group 0-15 Increased at a significantly higher rate In Manchester of 12.6% (12,949 additional people) compared to the regional Increase of 6.3% (84,426 additional people), Trafford increase of 6.1% (2,871)and the national Increase of 4.6% (467,853 additional people).

Table 7.7: Population Change Aged 0-15, 2013-2023

	2013	2023	Change no.	% Change
Manchester	102,513	115,462	12,949	12.6%
Trafford	46,956	49,827	2,871	6.1%
North West	1,335,196	1,419,622	84,426	6.3%
England	10,180,497	10,648,350	467,853	4.6%

Source: ONS, Mid-Year Population estimates

Table 7.8: Population Change Aged 16-64, 2013-2023

	2013	2023	Change no.	% Change
Manchester	359,319	410,314	50,995	14.2%
Trafford	144,993	145,580	587	0.4%
North West	4,519,042	4,748,253	229,211	5.1%
England	34,453,788	36,258,886	1,805,098	5.2%

Source: ONS, Mid-Year Population estimates

Table 7.9: Population Change Aged 65+, 2013-2023

	2013	2023	Change no.	% Change
Manchester	48,951	54,141	5,190	10.6%
Trafford	38,418	42,073	3,655	9.5%
North West	1,250,908	1,432,251	181,343	14.5%
England	9,284,401	10,783,087	1,498,686	16.1%

Source: ONS, Mid-Year Population estimates

Employment

7.60 **Figure 7.3** shows the employment change in, the wards of Chorlton[21] and Longford, Manchester, Trafford, the North West, and England between 2015 and 2023. Manchester experienced the highest levels of job growth of 28.0%, increasing from 357,000 jobs to 457,000 jobs. This was followed by Trafford which increased by 15.5% from 148,000 jobs to 171,000 jobs.

[21] Note: BRES data is not yet available for 2021 wards therefore 2011 ward boundaries have been used for Chorlton and Longford.

7.61 This is higher than the regional and national rate which increased by 11.3% (369,000 jobs) and 8.9% (2.3 million jobs) respectively. As of 2023, the North West had 3.6 million jobs and England has 28.2 million jobs. The Chorlton ward experienced a notable decrease of 33.3%, equating to 2000 fewer jobs and Longford decreased by 27.3%, and job loss of 3,000. It is noted that there is a significant decrease at ward level in both Manchester and Trafford, which is not aligned with either district scale. The reason for this is not currently known.

Figure 7.3: Employment Change, 2015-2023



Source: ONS, Business Register & Employment Survey

7.62 Shown in Table 7.10 using 2023 data, the construction sector in Longford and the North West accounted for 5.0% of total employment (400 and 181,000 jobs respectively) which is the highest rate of the listed areas. The construction sector accounted for 1.9% (75 jobs) in Chorlton[22], and 2.0% (9,000 jobs) in Manchester. Construction accounted for 4.7% (8,000) in Trafford, a similar rate to the national figure of 4.8% (1.4 million jobs).

7.63 In Longford (49.1%, 3,935 jobs), Manchester (33.5%, 153,000 jobs) and Trafford (41.2%, 70,500 jobs) the business, financial and professional services sector accounted for the largest proportion of jobs. The public administration, education and health sector accounted for the highest proportion of jobs in Chorlton (26.5%, 1,060 jobs), the North West (27.7%, 1 million jobs) and England (25.8%, 7.3 million). In Chorlton the accommodation

[22] Note: BRES data is not yet available for 2021 wards therefore 2011 ward boundaries have been used for Chorlton.

and food services sector accounted for a 25.0% (1,000) of all jobs in the area which is significantly more than all other listed areas.

Table 7.10: Employment by Sector as a Percentage of Total Employment, 2022.

	Ward scale		District scale		Regional	National
	Chorlton	Longford	Manchester	Trafford	North West	England
Agriculture, mining, utilities etc.	0.0%	0.0%	0.3%	0.6%	2.1%	2.3%
Manufacturing	1.9%	2.8%	2.8%	5.3%	8.8%	7.3%
Construction	1.9%	5.0%	2.0%	4.7%	5.0%	4.8%
Wholesale & retail	21.6%	9.1%	10.7%	15.3%	14.5%	13.7%
Transport & storage	0.8%	7.5%	6.1%	4.1%	4.5%	5.1%
Accommodation & food services	25.0%	1.9%	8.3%	5.3%	7.4%	7.8%
Information & communication	4.4%	5.0%	6.6%	4.7%	3.1%	4.7%
Business, financial & professional services	16.7%	49.1%	33.5%	41.2%	22.8%	24.0%
Public admin, education & health	26.5%	13.8%	26.1%	13.1%	27.7%	25.8%
Arts, entertainment, recreation & other services	5.6%	6.2%	3.7%	5.8%	4.3%	4.6%

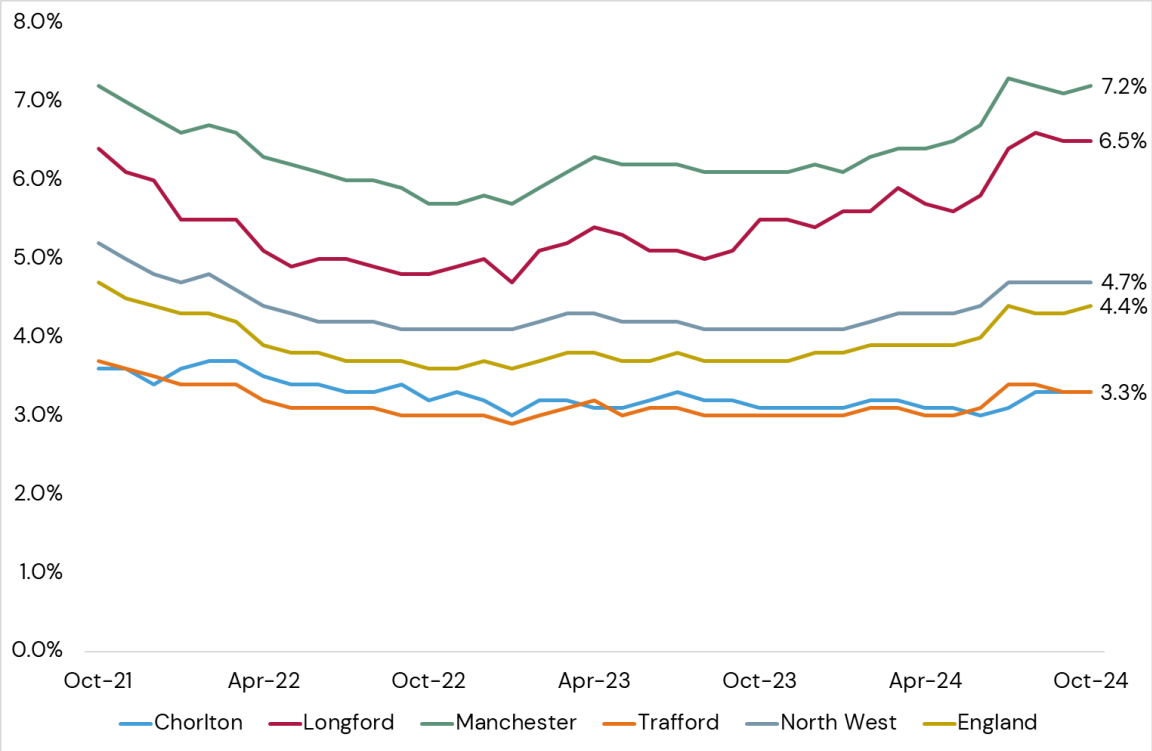
Source: ONS, Business Register & Employment Survey

Unemployment

7.64 The claimant count records the number of people claiming Jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work. **Figure 7.4** shows the claimant count for Chorlton, Longford, Manchester and Trafford alongside the regional and national rates for every month from October 2021 - October 2024, expressed as a proportion of residents aged 16-64.

7.65 Between October 2021 to October 2024, the claimant count experienced an overall decline in Chorlton, Trafford, the North West and England, whilst the rate increased in Longford and Manchester saw no overall change. As of October 2024, Manchester had the highest claimant count of 7.2% which followed by Longford at 6.5. Chorlton and Trafford had the lowest rates of 3.3% whilst the regional rate was 4.7% and national was 4.4%. Throughout the given time period, the claimant count in Manchester and Longford have been notably higher than the other comparators.

Figure 7.4: Claimant Count, October 2021 – October 2024



Source: ONS

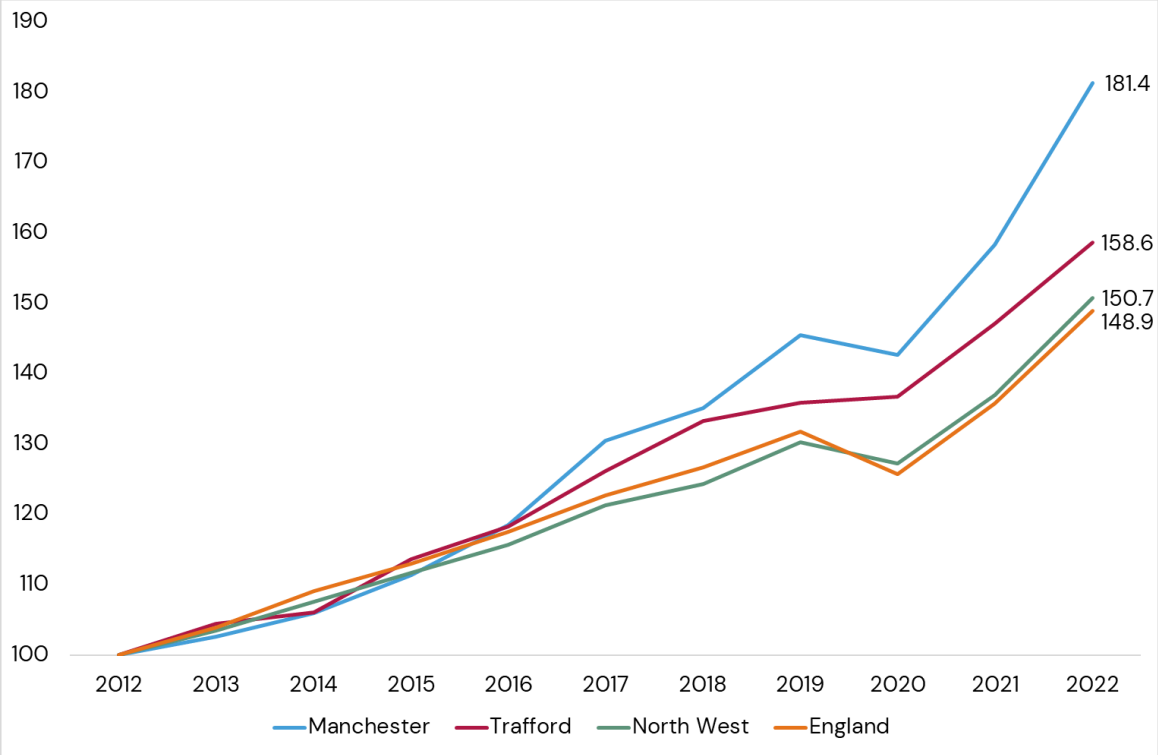
Economic Activity

7.66 Between 2012 and 2022 Gross Value Added (GVA) in Manchester increased by £14.1bn[23] from £17.4bn to £31.5bn. This equates to an increase of 81.4%.This is significantly above the regional increase of 50.7% (£74bn increase) and the national increase of 48.9% (£637.6bn increase). Trafford also has had a larger increase in GVA compared to the North West and England, increasing from £6.9bn in 2012 to £10.9bn in 2022, an increase of 58.6% (£4bn).

7.67 In 2022 Manchester accounted for 14.3% of the total GVA In the North West whilst Trafford accounted for 5.0% of the regions GVA, and of the increase between 2012 and 2022, Manchester accounted for 19.1% of the increase in the North West and Trafford accounted for 5.5%.

[23] Current prices.

Figure 7.5: GVA (2012=100) 2012-2022.



Source: ONS

7.68 Between 2012 and 2022, the construction sector in Manchester grew by 145.1% from £505million GVA in 2012 to £1.2billion in 2022 whilst in Trafford the construction sector grew by 19.8% from £586million to £702million respectively. The North West increased by 72.4% and England by 32.8% during the same period.

Deprivation

7.69 The 2019 Index of Multiple Deprivation provides an indication of the average levels of deprivation for LSOAs across England. The index provides an overall assessment of the average levels of deprivation as well as an assessment against domains of deprivation.

7.70 The scheme falls within LSOA Manchester 029C and Manchester 029D. Manchester 029C has an overall rank of 22,064, putting it in the top 40% least deprived. When looking at individual domains of deprivation, Manchester 029C has its highest rank in living environment with a rank of 7,489, putting it in the top 30% most deprived areas for this domain. Its lowest rank is in the education and training domain where it ranks 32,579 putting it in the top 10% least deprived for this domain.

7.71 Manchester 029D is considered more deprived in comparison to Manchester 029C, with an overall rank of 18,913, decile 6, placing it in the top 50% least deprived LSOAs. The domain with the highest ranking is the living environment with a rank of 4,743 putting it in the top

20% most deprived for the domain. Education and training has the lowest rank of 29,794 putting it in the top 10% least deprived for that domain.

7.72 The full list of the domain rankings for Manchester 029C and Manchester 029D is set out in Table 7.11 below. The lower the number the more deprived the area is relative to other LSOAs nationally.

Table 7.11 Manchester 029C and Manchester 029D IMD 2019 Domain Rankings

IMD 2019 Domain	Manchester 029C		Manchester 029D	
	Rank (out of 32,844, 1 being the most deprived)	Decile	Rank (out of 32,844, 1 being the most deprived)	Decile
Overall IMD	22,064	7	18,913	6
Income	26,797	9	19,675	6
Employment	26,520	9	21,121	7
Education & Training	32,579	10	29,794	10
Health	10,001	4	12,918	4
Crime	7,771	3	9,979	4
Barriers to Housing and Services	28,991	9	25,355	8
Living Environment	7,489	3	4,743	2

Source: Ministry for Housing, Communities & Local Government

7.73 Trafford 004E and Trafford 011A are considered more deprived than Manchester 029C and Manchester 029D as Trafford has an overall ranking of 18,506 (decile 6) placing it in the top 50% least deprived and Trafford 011A has an overall ranking of 14,251 (decile 5) placing it in the top 50% most deprived LSOAs. In Trafford 004E the highest ranking is in the crime domain with a rank of 10,535 (decile 4). In Trafford 011A the highest rank is in the income domain with a ranking of 10,065 (decile 4).

7.74 Further detail on domain rankings in Trafford 004E and 011A are listed in Table 7.12.

Table 7.12 Trafford 004E and Trafford 011A IMD 2019 Domain Rankings

IMD 2019 Domain	Trafford 004E		Trafford 011A	
	Rank (out of 32,844, 1 being the most deprived)	Decile	Rank (out of 32,844, 1 being the most deprived)	Decile
Overall IMD	18,506	6	14,251	5
Income	14,335	5	10,065	4
Employment	14,083	5	10,836	4
Education & Training	25,423	8	22,729	7
Health	18,401	6	15,879	5

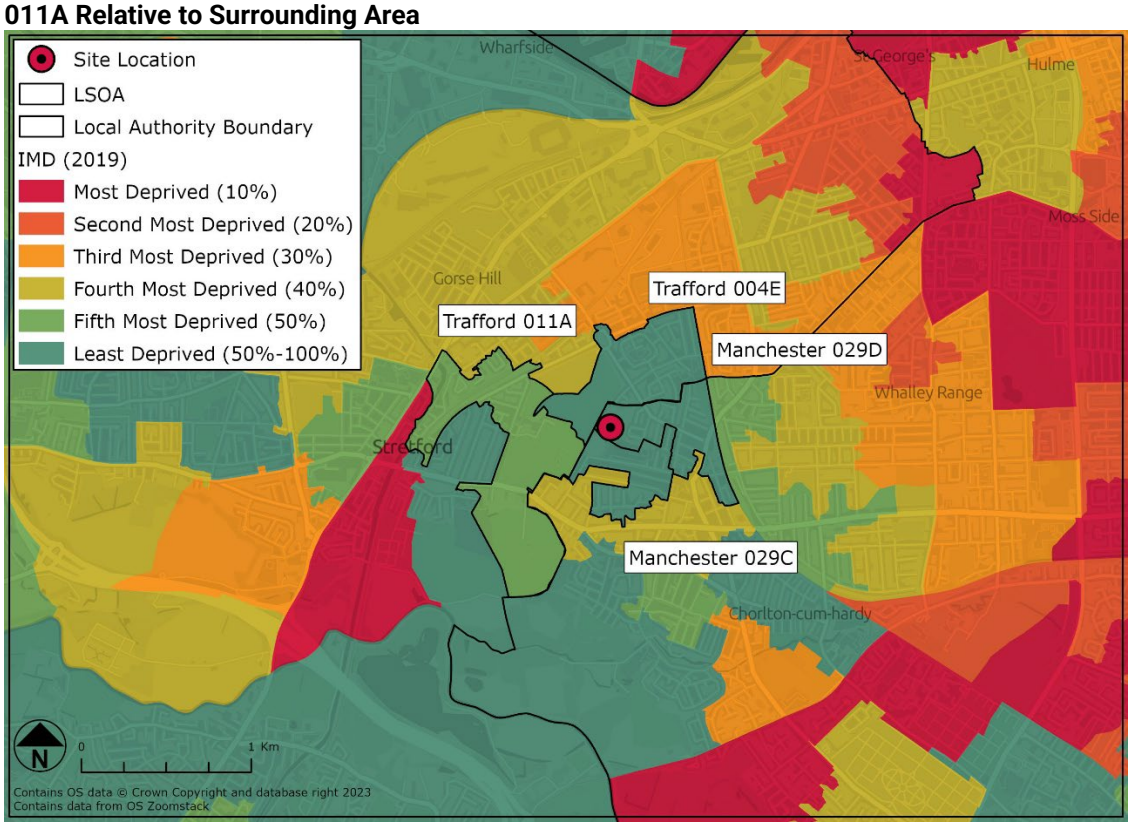
IMD 2019 Domain	Trafford 004E		Trafford 011A	
	Rank (out of 32,844, 1 being the most deprived)	Decile	Rank (out of 32,844, 1 being the most deprived)	Decile
Crime	10,535	4	11,130	4
Barriers to Housing and Services	31,136	10	12,716	4
Living Environment	13,230	5	20,980	7

Source: Ministry for Housing, Communities & Local Government

7.75 **Figure 7.6** maps the Site location and Manchester 029C, Manchester 029D, Trafford 004E and Trafford 011A LSOAs on an index of multiple deprivation map. There is a wide range of deprivation surrounding the sites, with lower levels of deprivation closer to the Site and higher levels further away.

7.76 Particularly high deprivation levels can be found to the east and north east of the Site, compared to lower levels to the south and south west.

Figure 7.6: IMD 2019 Showing Manchester 029C, Manchester 029D, Trafford 004E & Trafford 011A Relative to Surrounding Area



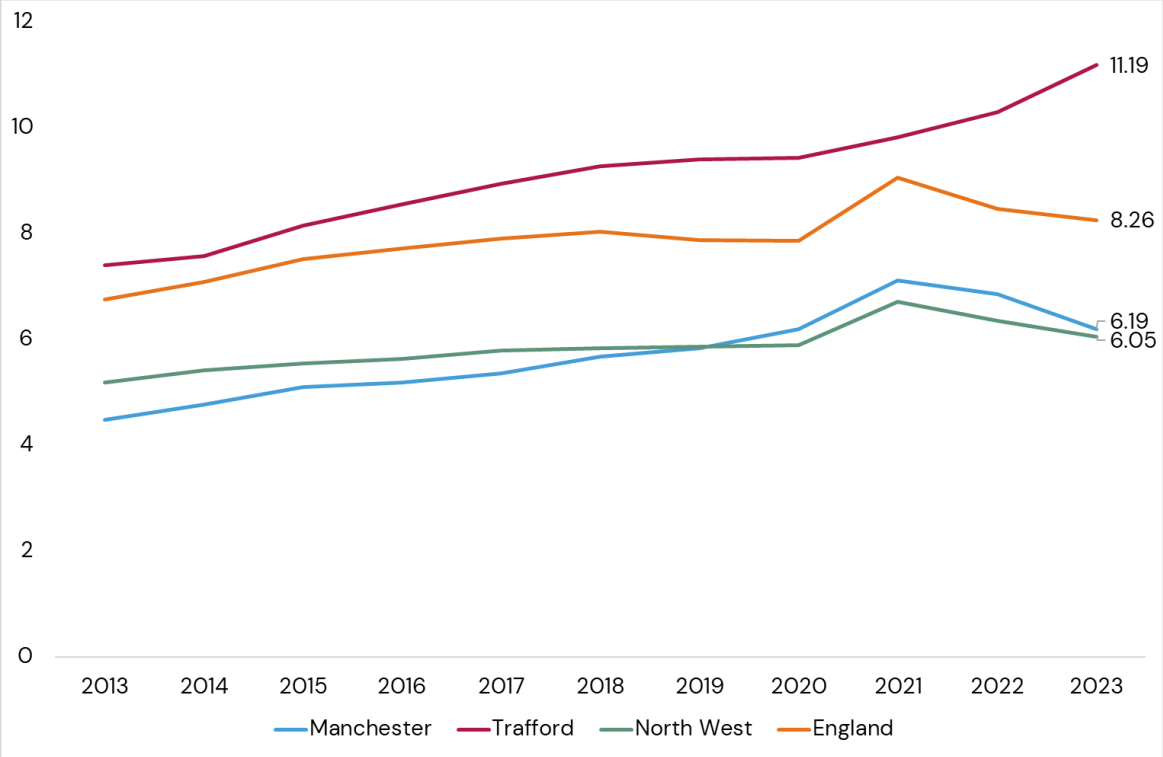
Housing Affordability

7.77 An affordability ratio is calculated by dividing the median price paid for a house in an area by the median annual salary of the area. **Figure 7.7** shows the affordability ratio in Manchester and Trafford alongside regional and national comparators from 2013 through

to 2023. In 2013 the affordability in Manchester was 4.48 and by 2023 it had risen to 6.19, an increase of 1.71. The ratio in Trafford was higher, increasing from 7.4 in 2013 to 11.19 in 2023, an increase of 3.79.

7.78 In 2013 the affordability ratio at a regional (5.18) and national (6.67) scale was above that of Manchester but below Trafford, however in 2020 the affordability ratio in Manchester of 6.2 surpassed the North West (5.89). Since then, the affordability ratio in Manchester has remained above the regional ratio, but below the national ratio. The affordability ratio in Trafford has consistently been above the listed areas.

Figure 7.7: Affordability Ratio 2013-2023



Source: ONS, Affordability Ratios

Housing Tenure

7.79 Table 7.13 shows the tenure of households in Manchester, Trafford, the North West and England in 2011. The largest proportion of homes were owned with a mortgage or loan in Trafford at 37.2% followed by the North West at 33.5%, England at 32.8%, whilst social rented properties was the most common tenure in Manchester at 31.6%. This tenure was noticeably lower at a regional and national scale at 18.3% and 17.7% respectively. Trafford had the lowest proportion of social rented homes at 16.4%. Private rented properties also accounted for a high proportion of homes in Manchester at 28.4%.

Table 7.13: Housing Tenure, 2011

	Manchester	Trafford	North West	England
Owned: Owned outright	15.2%	32.1%	31.0%	30.6%
Owned: Owned with a mortgage or loan	22.6%	37.2%	33.5%	32.8%
Shared ownership (part owned and part rented)	0.7%	0.6%	0.5%	0.8%
Social rented	31.6%	16.4%	18.3%	17.7%
Private rented	28.4%	12.7%	15.4%	16.8%
Living rent free	1.6%	1.0%	1.3%	1.3%

Source: ONS, 2011 Census

7.80 By 2021, the proportion of households that owned their home outright had increased in all areas with the highest proportion in Trafford (34.4%), however Manchester (16.5%) still had a noticeably lower proportion compared to the regional (33.3%) and national (32.5%) rates.

7.81 Whilst social renting decreased in all areas, private renting increased. Manchester had the highest proportion of private rented properties at 32.3% followed by England at 20.5%, the North West at 19.2% and Trafford at 15.3%. See Table 7.14 for further detail.

Table 7.14: Housing Tenure, 2021

	Manchester	Trafford	North West	England
Owned: Owned outright	16.5%	34.4%	33.3%	32.5%
Owned: Owned with a mortgage or loan	20.7%	34.5%	29.0%	28.8%
Shared ownership (part owned and part rented)	0.8%	0.7%	0.7%	1.0%
Social rented	29.5%	15.0%	17.6%	17.1%
Private rented	32.3%	15.3%	19.2%	20.5%
Living rent free	0.2%	0.1%	0.1%	0.1%

Source: ONS, 2021 Census

Housing Type

7.82 Data from the 2011 and 2021 Census show that the proportion of detached houses has increased in all areas whilst the proportion of terraced houses and flats has decreased. Excluding Trafford, the proportion of semi-detached houses has increased in all areas.

7.83 As of 2021, Manchester has a significantly lower proportion of detached homes at just 5.4% compared to Trafford (15.1%), regional (19.0%) and national (22.9%) shares. On the other hand, Manchester has a higher proportion of flats at 28.1% compared to 16.9% in Trafford, 12.5% in the North West and 17.1% in England.

Table 7.15: Housing Type, 2011

	Manchester	Trafford	North West	England
Detached	5.0%	15.1%	18.0%	22.4%
Semi-detached	30.9%	44.4%	36.3%	31.2%
Terraced	30.2%	21.6%	29.8%	24.5%
In a purpose-built block of flats or tenement	33.3%	18.6%	15.4%	21.2%
Other	0.5%	0.3%	0.5%	0.7%

Source: ONS, 2011 Census

Table 7.16: Housing Type, 2021

	Manchester	Trafford	North West	England
Detached	5.4%	15.2%	19.0%	22.9%
Semi-detached	31.9%	43.8%	36.8%	31.5%
Terraced	28.0%	20.8%	28.1%	23.0%
In a purpose-built block of flats or tenement	28.1%	16.9%	12.5%	17.1%
Other	6.6%	3.4%	3.6%	5.5%

Source: ONS, 2021 Census

Housing Delivery

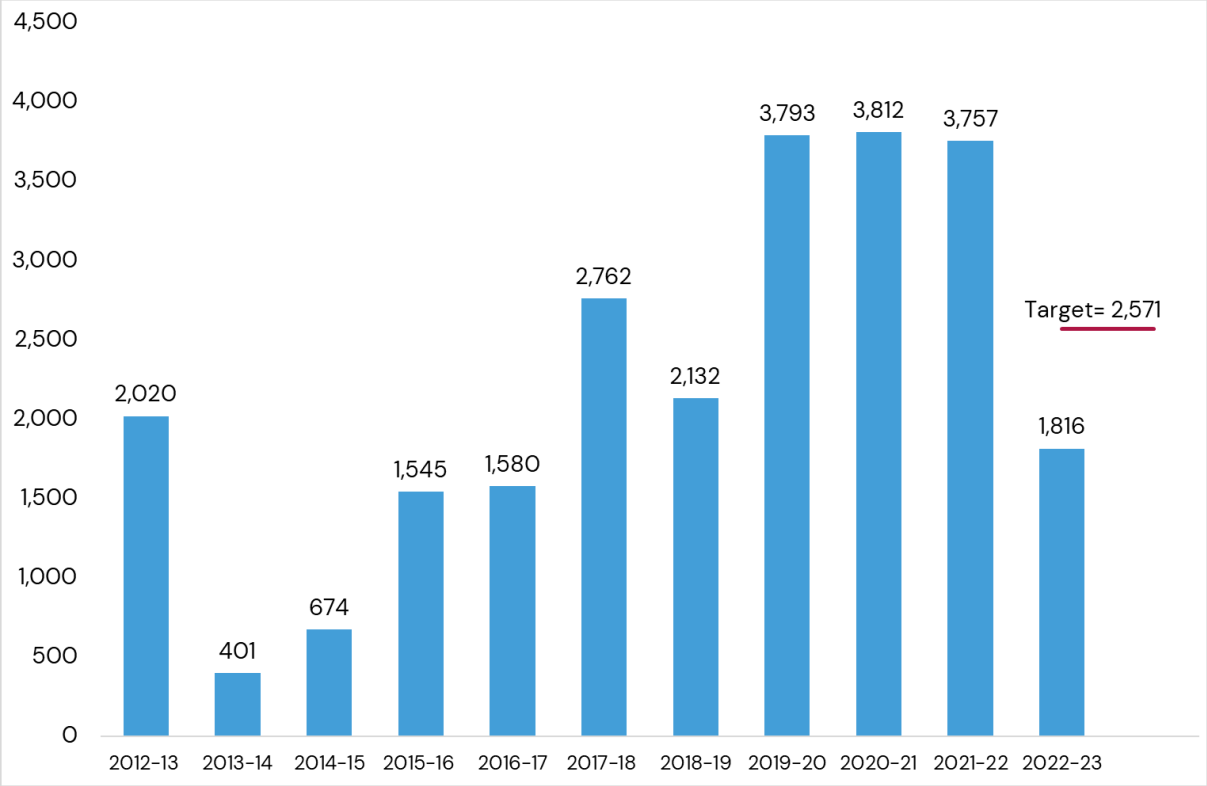
7.84 The principle of developing the Site for housing derives support from Manchester Core Strategy Policy SP 1 (Spatial Principles), which promotes the provision of high quality and diverse housing around district centres, Manchester Core Strategy Policy H 6 (South Manchester), which states that South Manchester will accommodate around 5% of new residential development over the plan period (which equates to 3,000 homes), and Places for Everyone Policy JP-H1 (Scale, Distribution and Phasing of New Housing Development), which states that a minimum of 60,061 net additional dwellings will be delivered in Manchester over the period 2022-2039, which will need to be of good quality and design, adaptable, supported by the necessary infrastructure and amenities.

7.85 According to the Manchester Housing Strategy[24], it is estimated that Manchester is undersupplied by a minimum of 500 new homes per annum.

7.86 Shown in **Figure 7.8**, in 2022-23 the housing target of 2,571 was not met as the net additional dwellings was 1,816, a shortfall of 755. The three years prior to this saw high levels of delivery, peaking at 3,812 in 2020-21. Overall housing delivery has been increasing between 2012-13 to 2022-23, with some exceptions such as 2022-23.

[24] Manchester City Council, Manchester Housing Strategy (2022-2032)

Figure 7.8: Net Additional Dwellings in Manchester, 2012-13 – 2022-23



Source: ONS, Live Table 122

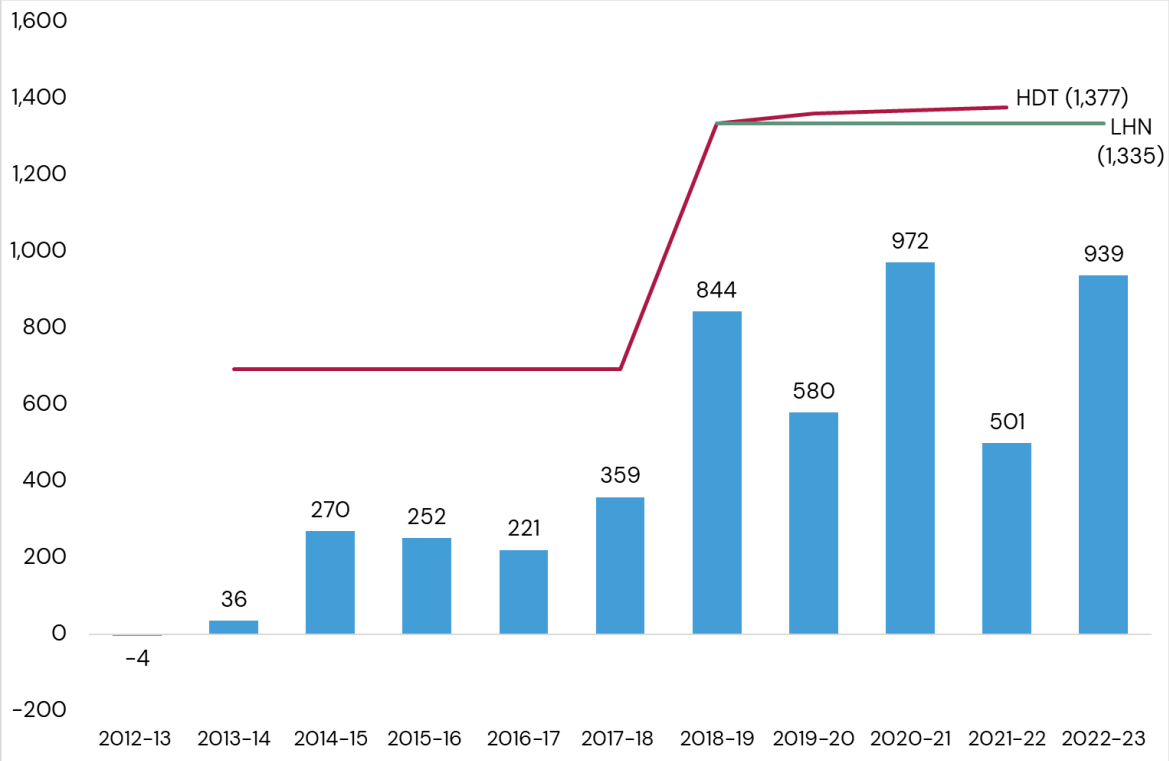
7.87 Manchester Core Strategy Policy H 6 also highlights the need to prioritise new housing in South Manchester which meets identified shortfalls, including family housing and provision that meets the needs of elderly people and adds to the stock of affordable housing. This lends further to support to the proposed development, which will deliver a broad mix of housing types including family housing and age-friendly affordable apartments.

7.88 Net additional dwellings in Trafford has been increasing between 2012-13 to 2022-23[25]. In 2012-13 there was -4 net additional dwellings and, as of 2022-23, net additional dwellings was 939. The target set by government methodology, the Local Housing Need (LHN) has set a target of 25,365 new homes in Trafford between 2018 and 2037, equating to 1,335 per annum. The Housing Delivery Test Action Plan 2022 presents different annual targets between the period 2013/14 to 2021/22.The most recent target of this dataset in 2021/22 was 1,377 houses per annum.

[25] Data from Live Table 122 has been used. Alternative data for housing delivery is available in the Trafford Council Housing Delivery Test (HDT) Action Plan 2022 however this dataset has not been used for this purpose. LT122 offers more recent data and is also consistent with the dataset used for housing delivery in Manchester in Figure 7.8.

7.89 Regardless of which targets are looked at, actual housing delivery in Trafford has been below the target for all listed years. Net additional dwellings in Trafford is also below that of Manchester.

Figure 7.9: Net Additional Dwellings in Trafford. 2012-13 – 2022-23

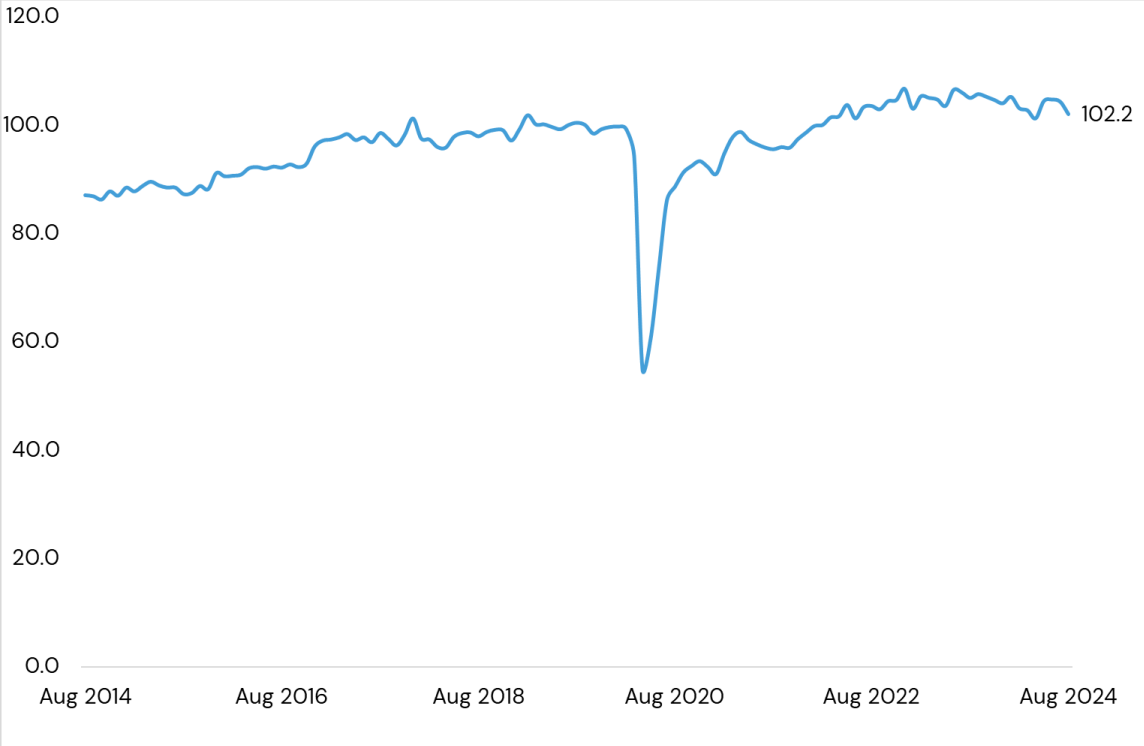


Source: ONS, Live Table 122

Construction

7.90 **Figure 7.10** shows the growth in Construction Output (gross value added – GVA) between August 2014 and August 2024 for Great Britain. Overall construction output has increased during the timeframe analysed, however has decreased in August 2024 by 2.3 percentage points compared to the month prior, July 2024. This is a larger decrease compared to June 2024 to July 2024 which decreased by 0.4 percentage points. The most recent month that saw construction output increase was May 2024 to June 2024 whereby output increased by 0.3 percentage points.

Figure 7.10: Construction Output, 2012-2022



Source: ONS

Education

7.91 The closest primary school to the Site Is St John's RC Primary School located 0.1 miles from the Site, with a spare capacity of 62. This primary school is situated in the Primary – South primary planning area in Manchester City Council (MCC) which has 13 state primary schools within 2 miles of the Site and a total spare capacity of around 317[26].

7.92 The planning area of STRET Primary in the Trafford Metropolitan Borough Council (TMBC) has also been analysed. Within this primary planning area there are 12 schools in 2 miles of the Site with a combined spare capacity of 132. The closest school to the Site in this primary planning area is St Teresa's RC Primary School located 0.2miles from the Site.

7.93 The combined total spare capacity of primary school places in both these planning areas is 449. A summary is presented in Table 7.17 and these results are mapped in **Figure 7.11**.

[26] Number of primary age pupils on roll at William Hulme's Grammar School Is not available therefore this school has been excluded from the spare capacity calculation.

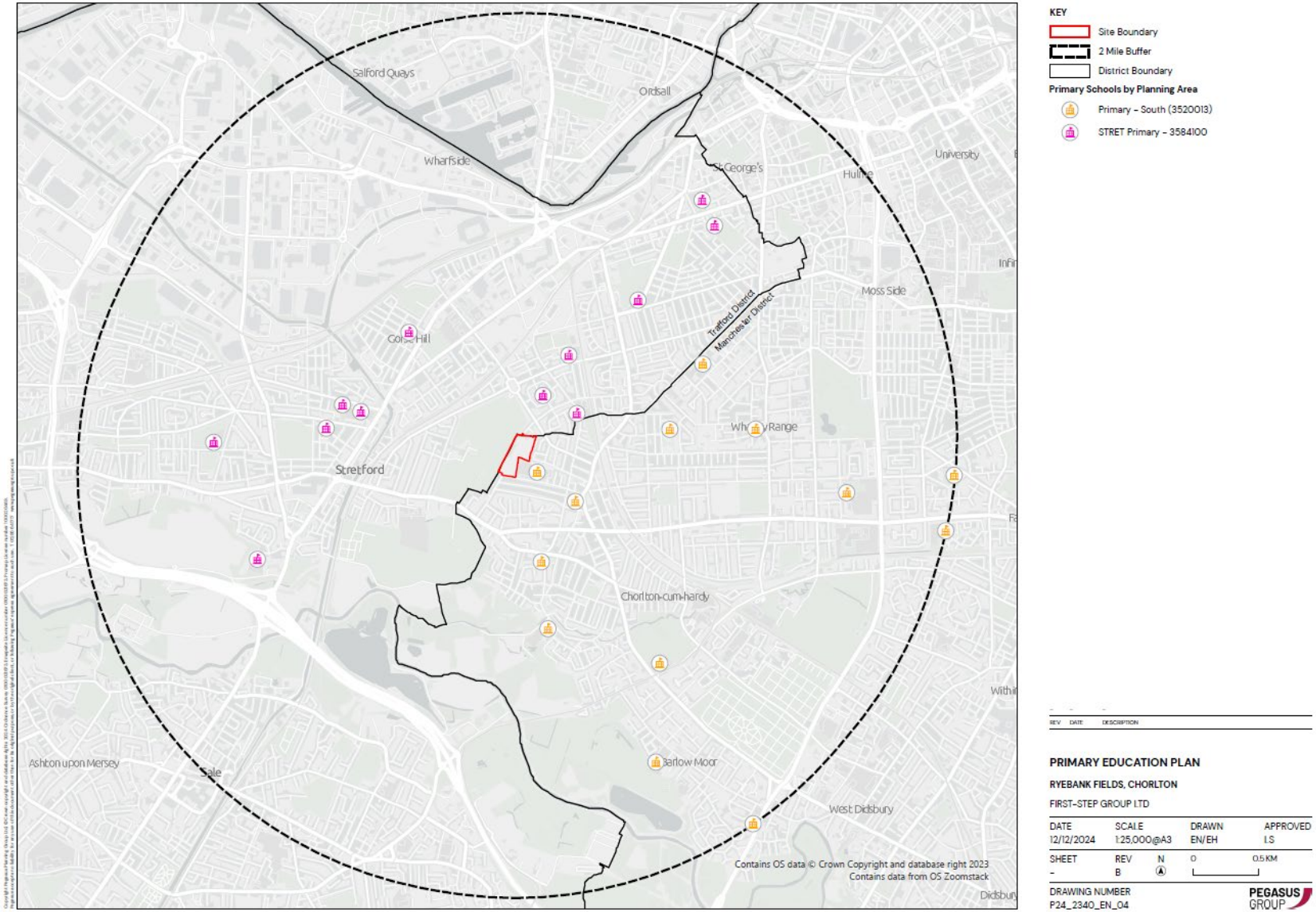
Table 7.17: Primary School Capacity[27] 2022/23

Primary School	Distance from Site (m)	Capacity	No. of Pupils on Roll	Surplus/ Deficit
Primary - South (3520013)				
St John's RC Primary School	0.1	420	358	62
Oswald Road Primary School	0.3	630	601	29
Chorlton CofE Primary School	0.4	210	208	2
Manley Park Primary School	0.6	420	405	15
Brookburn Community School	0.7	420	399	21
Our Lady's RC Primary School Manchester	0.9	210	183	27
St Margaret's CofE Primary School	1.0	315	314	1
Chrolton Park Primary	1.1	630	620	10
William Hulme's Grammar School	1.5	420[28]	-	-
Barlow Hall Primary School	1.5	315	254	61
Wilbraham Primary School	2.0	630	580	50
St Ambrose Roman Catholic Primary School	2.0	198	182	16
St Kentigern's Roman Catholic Primary School	2.0	420	397	23
Primary - South Total		**4818**	**4501**	**317**
STRET Primary - 3584100				
St Teresa's RC Primary School	0.2	210	163	47
St Hilda's CofE Primary School	0.2	315	217	98
Kings Road Primary School	0.4	630	623	7
Victoria Park Junior School	0.7	199	241	-42
St Ann's RC Primary School	0.7	379	402	-23
Gorse Hill Primary School	0.8	406	342	64
Victoria Park Infant School	0.8	169	179	-10
Seymour Park Community Primary School	0.8	588	594	-6
St Matthew's CofE Primary School	1.2	209	185	24
Moss Park Junior School	1.3	405	435	-30
St Alphonsus RC Primary School	1.4	210	186	24
Old Trafford Community Academy	1.4	380	401	-21
STRET Primary Total		**4100**	**3968**	**132**
Total		**8918**	**8469**	**449**

[27] List of schools published by the Department for Education include only state schools. Dataset available at: https://explore-education-statistics.service.gov.uk/find-statistics/school-capacity

[28] As noted in paragraph 7.88, the number of primary age pupils on roll at William Hulme's Grammar School is not available therefore this school has been excluded from the spare capacity calculation.

Figure 7.11: Primary Schools in Primary – South (MCC) and STRET Primary (TMBC)



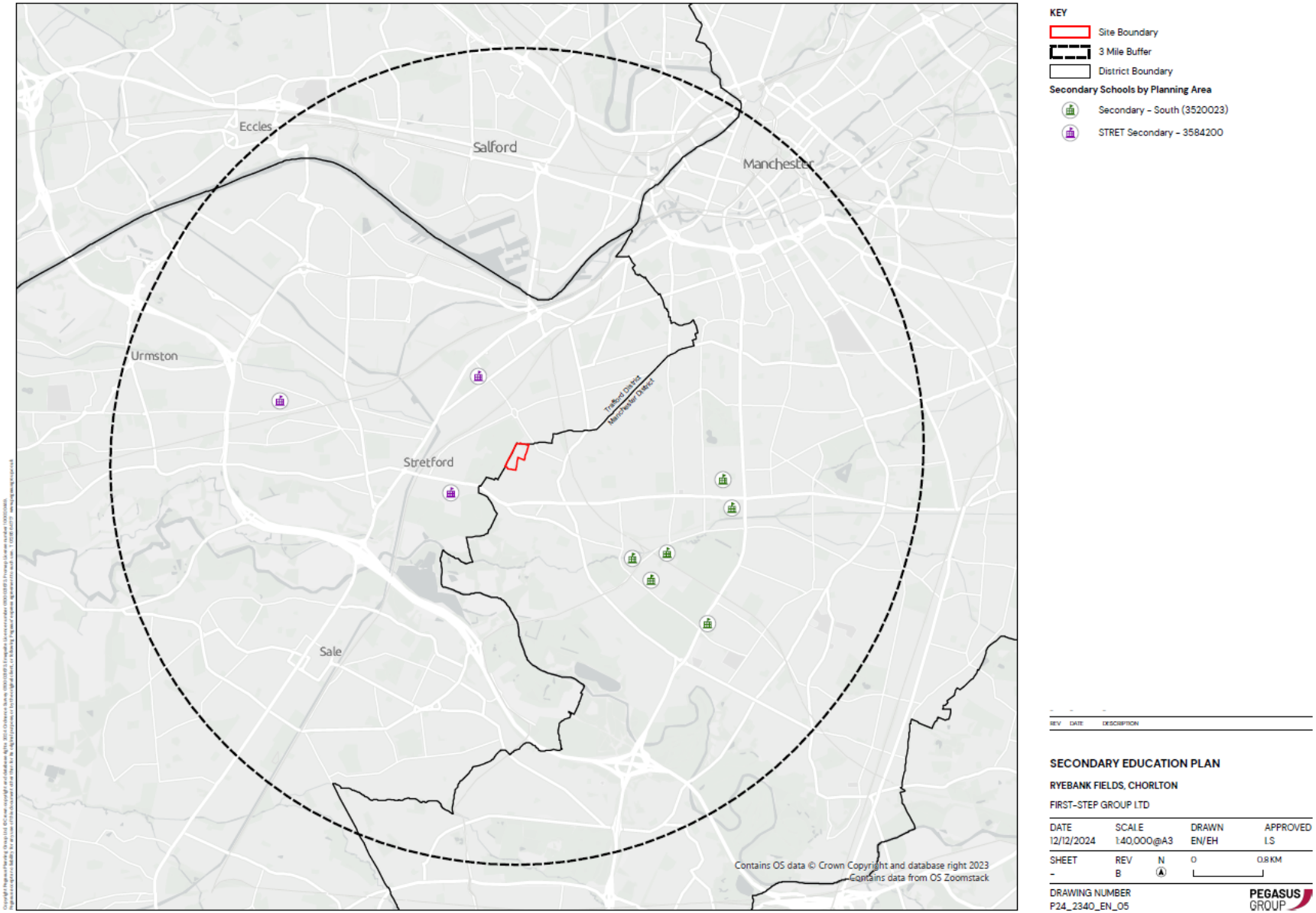
7.94 The closest high school in the Secondary – South planning area in MCC is Chorlton High School located 1.1 miles from the Site. There is a deficit in Chorlton High School of 5 places. Accounting for the other schools within the Secondary South planning area and within 3 miles of the Site, there are 710 spare places.

7.95 STRET Secondary planning area in TMBC has three secondary schools with a combined capacity of 298. The closest school is Stretford Grammar School situated 0.5miles from the Site. The Secondary South and Stret Secondary planning areas have a combined spare capacity of 1,118 places. The relevant secondary schools and capacity data is shown in Table 7.18 and mapped out in **Figure 7.12**.

Table 7.18: Secondary School Capacity 2022/23

Secondary School	Distance from Site (miles)	Capacity	No. of Pupils on Roll	Surplus/ Deficit
Secondary – South - 3520023				
Chorlton High School	1.1	1500	1505	-5
CHS South	1.3	1200	962	238
Loreto High School	1.3	750	761	-11
William Hulme Grammar School	1.5	1100	-	-
Whalley Range 11-18 High School	1.6	1650	1665	-15
Didsbury High School	1.9	1350	847	503
Secondary - South Total		**7550**	**5740**	**710**
STRET Secondary - 3584200				
Stretford Grammar School	0.5	969	949	20
Stretford High School	0.82	1030	940	90
Lostock High School	1.89	740	442	298
STRET Secondary Total		**2739**	**2331**	**408**
Total		**10289**	**8071**	**1118**

Figure 7.12: Secondary Schools in Primary – South (MCC) and STRET Secondary (TMBC)



Health Profile of the Local Population

7.96 Shown in Table 7.19, Manchester has a notably worse health profile in comparison to regional and national averages with each listed variable, excluding self-harm, worse in Manchester. Overall, Trafford has a better health profile than Manchester and the North West, with some variables also better than England. Life expectancy in Manchester for both males and females is lower at 75.7 and 79.9 respectively compared to Trafford at 79.9 for males and 83.2 for females, the North West (77.7 – males, 81.7 – females) and England (79.3 – males, 83.2 – females).

7.97 The under 75 mortality rate from all causes in Manchester was 510.4 which was significantly higher than the rate in Trafford at 330.3, England at 341.6 and the North West at 408.1. This shows a similar trend for the under 75 mortality rate from cardiovascular disease and cancer in Manchester where the rate was 112.6 and 162.1 per 100,000 population respectively. This compares to the under 75 mortality rate from cardiovascular diseases of 83.9 in Trafford, 93.8 in the North West and 77.4 in England. The mortality rate from cancer for under 75 in Trafford was 116.8 the North West was 134.5and in England was 120.8.

7.98 The suicide rate was slightly higher in Manchester at 14.2 per 100,000 population, compared to Trafford at 10.3, the North West at 13.3 and England at 10.7. The rate of intentional self-harm however was lower in Manchester at 108.9 compared to the national rate of 126.3 and regional rate of 139.3, whilst Trafford had the lowest rate of 101.3.

Table 7.19: Health Profile of Manchester, North West & England.

	Year	Manchester	Trafford	North West	England
Life expectancy at birth (male).	2022	75.7	79.9	77.7	79.3
Life expectancy at birth (female).	2022	79.9	83.2	81.7	83.2
Under 75 mortality rate from all causes.	2023	510.4	330.3	408.1	341.6
Under 75 mortality rate from all cardiovascular diseases.	2023	112.6	83.9	93.8	77.4
Under 75 mortality rate from cancer.	2023	162.1	116.8	134.5	120.8
Suicide rate (persons, 10+yrs).	2021-23	14.2	10.3	13.3	10.7
Rate of intentional self-harm.	2022/23	108.9	101.3	139.3	126.3

Source: Govt, Local Authority Health Profiles

Healthcare Provision

7.99 The list of GP surgeries within 2miles of the Site is shown in Table 7.20. The closest surgery is Chorlton Family Practice located 0.3 miles south east of the Site. There is a patient to GP ratio in this surgery of 1,579. There are 18 surgeries listed with an average patient to GP ratio of 1,566[29]. The Alexandra Practice has the lowest patient to GP ratio of 754.

7.100 Although Gorse Hill Medical Centre, Corkland Road Medical Centre and Merseybank Surgery are identified as within 2 miles of the Site, no data is available in respect of patient, GPs and patient registrations, therefore they have been excluded from patient to GP ratio calculations.

7.101 As of October 2024, the average patient to GP ratio in England is 2,271[30].

7.102 **Figure 7.13** maps the healthcare facilities within 2 miles of the Site. This includes the 18 GP surgeries, 26 pharmacies, 22 dentists, and 14 opticians.

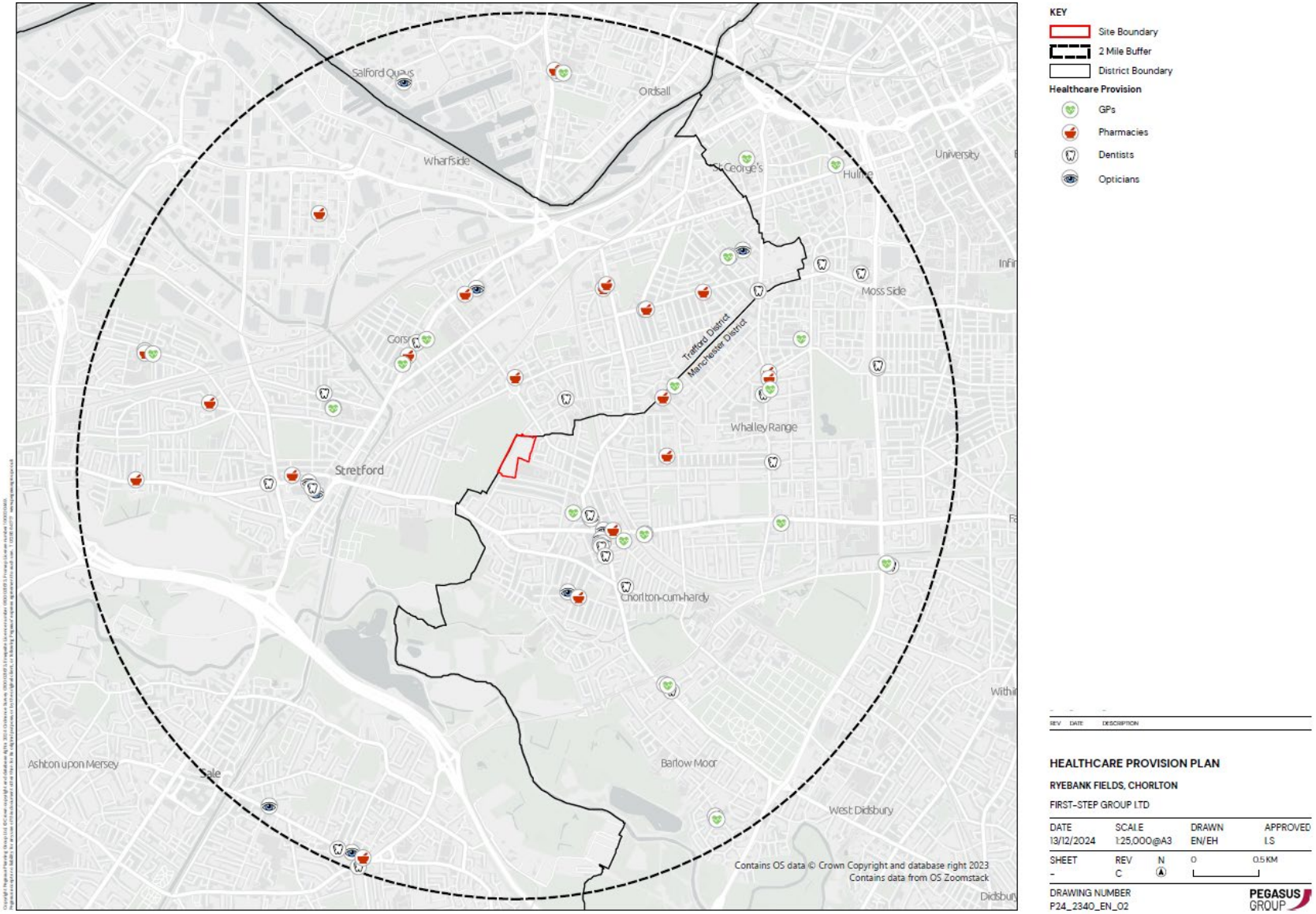
[29] Excluding Corkland Road Medical Practice, Gorse Hill Medical Centre and Merseybank Surgery as patient and GP ratios are not available.
30 Pressures in general practice data analysis, British Medical Association, November 2024. Available at: https://www.bma.org.uk/advice-and-support/nhs-delivery-and-workforce/pressures/pressures-in-general-practice-data-analysis.

Table 7.20: Primary Healthcare Facilities within 2 miles of the Site

Name	Distance from Site (miles)	Total Patients	Total GP FTE	Patient to GP Ratio	Accepting New Patients	Accepting Out of Area Registrations
CHORLTON FAMILY PRACTICE	0.3	22512	14	1579	Yes	Yes
CORKLAND ROAD MEDICAL PRACTICE	0.6	-	-	-	No	No
GORSE HILL MEDICAL CENTRE	0.6	-	-	-	-	-
NORTH TRAFFORD GROUP PRACTICE	0.6	15243	10	1532	Yes	Yes
WILBRAHAM SURGERY	0.6	4826	3	1676	Yes	No
ASHVILLE SURGERY	0.7	13449	8	1681	Yes	Yes
DELAMERE MEDICAL PRACTICE	0.8	14900	9	1680	Yes	No
THE RANGE MEDICAL CENTRE	1.1	11357	7	1619	Yes	No
DAVID MEDICAL CENTRE	1.2	7746	4	1844	Yes	Yes
THE ALEXANDRA PRACTICE	1.2	6330	8	754	Yes	No
LIMELIGHT HEALTH AND WELLBEING HUB	1.2	9703	8	1279	Yes	No
THE WHITSWOOD PRACTICE	1.3	5285	2	2119	Yes	No
CORNBROOK MEDICAL PRACTICE	1.7	17552	7	2522	Yes	Yes
ORDSALL HEALTH SURGERY	1.7	11714	10	1144	Yes	No
LOSTOCK MEDICAL CENTRE	1.7	8728	3	3209	Yes	Yes
PRINCESS ROAD SURGERY	1.8	4458	6	796	Yes	No
MERSEYBANK SURGERY	1.9	-	-	-	No	No
THE ARCH MEDICAL PRACTICE	1.9	23101	14	1669	Yes	Yes

Source: NHS England Digital

Figure 7.13: Map of Healthcare Facilities within 2 miles of the Site



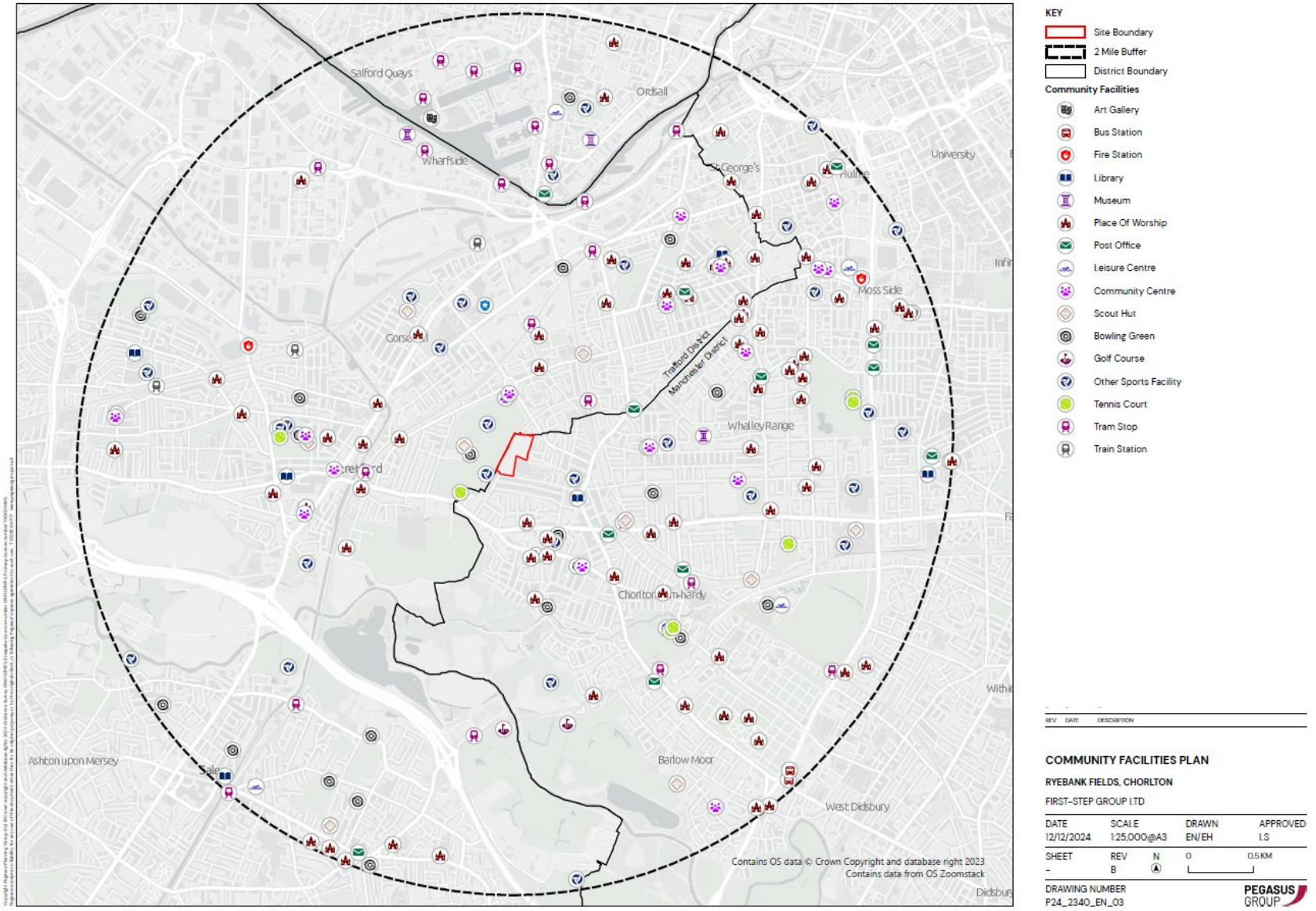
Community Facilities

7.103 Within 2 miles **of** the Site there are various community facilities including the following:

- 20 bowling greens.
- 2 bus stations.
- 17 community centres.
- 3 art galleries.
- 2 fire stations.
- 2 golf courses.
- 4 leisure centres.
- 7 libraries.
- 6 medical care accommodations.
- 3 museums.
- 33 other sports facilities.
- 80 places of worship.
- 2 police stations.
- 12 post offices.
- 3 train stations.
- 9 scout huts.
- 7 tennis courts.
- 22 tram stops.

7.104 **Figure 7.14** presents all the identified community facilities within 2 miles of the Site.

Figure 7.14: Community Facilities within 2 miles of the Site



Open Space and Public Realm

7.105 The recommended standards presented within the City Wide Open Spaces, Sport and Recreational Study (Manchester City Council, 2009) for Manchester are presented in Table 7.21.

Table 7.21: Open Space Standards within Manchester.

Typology	Quantity Standard (hectares (ha) per 1,000 population)	Accessibility Standard
City Parks	0.20	15-minute drive time
Local Parks	0.49	10-minute walk time
Natural and Semi-Natural Open Space	1.90	15-minute walk time
Amenity Green Space	0.40	10-minute walk time
Provision for Children	0.027	10-minute walk-time
Provision for Young People	0.034	15-minute walk time
Outdoor Sports Facilities	0.98	15-minute walk-time

Source: MCC, 2009.

7.106 The recommended standards for Trafford Council are presented in the 2012 Trafford Core Strategy. This includes 1.35ha of local open space per 1,000 population, accessible from 300 metres. Further detail on open space requirements are presented in Table 7.22.

Table 7.22: Open Space Standards within Trafford.

Facility	Quantity Standard (per 1,000 population)	Accessibility Standard
Local open space	1.35ha	300 metres
Semi natural greenspace	2ha	1,200 metres
Provision for children/young people including equipped play and teenage provision	0.14ha	240 metres children 600 meters young people
Outdoor sports	1ha	1,800 meters
Swimming pools (pay to play)	10.2 sq. m.	1,800 meters
Health and fitness (pay to play)	3.6 stations	1,800 meters
Cemeteries and burial areas	No standard	

Source: TMBC, 2012.

7.107 **Figure 7.15** maps the open space within a 10-minute walk and a 15-minute walk[31] of the Site, including Public Rights of Way. There is a combined total of 165.5ha. 76.7ha are within a 10-minute walk and an additional 88.7ha are within a 15-minute walk. Playing fields make up the highest proportion of the open space at 73.5ha, followed by public park or gardens accounting for 61.8ha. The breakdown of each open space type is presented in Table 7.23.

[31] Some open space included exceeds the 10 minute and 15 minute walk buffer, as shown in Figure 7.14.

7.108 Chorlton is located in 'South Manchester' area depicted in the City Wide Open Spaces, Sport & Recreation Study Study (August 2009). South Manchester is shown to have 0.06 hectares per 1,000 population[32]. In total, the provision in South Manchester amounts to 8.75 hectares, a total shortfall of 45.17 hectares of the council standard.

7.109 The Site is located on land which is identified as natural and semi-natural open space by the Council's City Wide Open Spaces, Sport & Recreation Study (August 2009). However, it is not designated as such by the Development Plan.

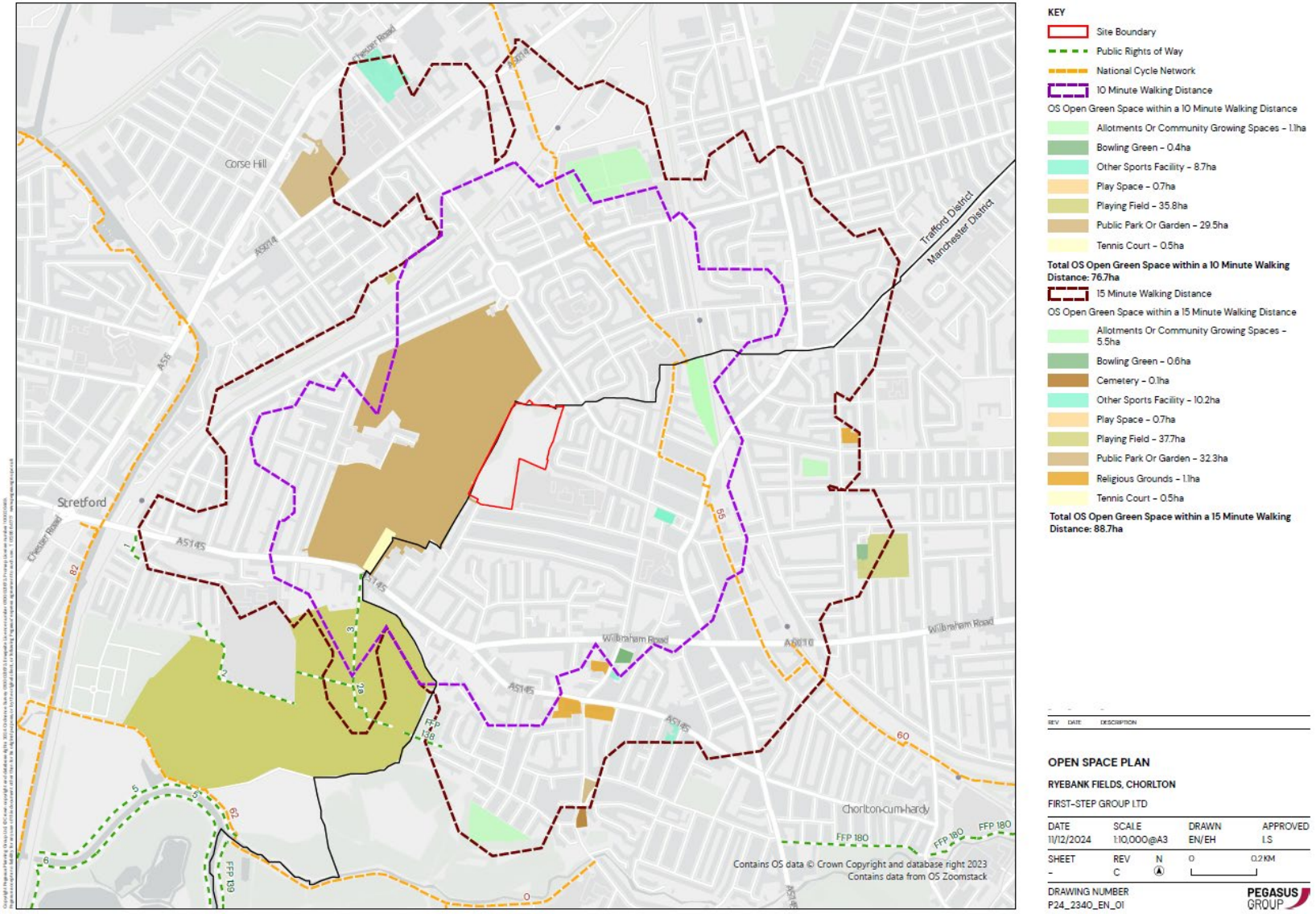
[32] Manchester City Council – Open Space and Recreational Needs Assessment.

Table 7.23: Open Space Typologies and Existing Provision

Map Classifications	Manchester Council Classifications	Trafford Council Classifications	Hectares of Open Space Type	Total Open Space
Allotments	Allotments and community gardens	Semi natural greenspace	6.7	6.7
Cemetery	Churchyards and cemeteries	Cemeteries and burial areas	0.1	1.3
Religious grounds			1.1	
Bowling green	Outdoor sports facilities	Outdoor sports		20.8
		Swimming pools (pay to play)	1.0	
		Health and fitness (pay to play)		
Tennis court			1.0	
Other sports facilities			18.9	
Playing field	Amenity green space	Local open space		73.5
		Semi natural greenspace	73.5	
Public park or garden	Parks and gardens	Local open space	61.8	61.8
	Natural and semi natural open space	Semi natural greenspace		
	Green corridors			
Play space	Provision for children	Provision for children/ young people including equipped play and teenage provision	1.3	1.3
	Provision for young people			
Total				**165.5**

Source: MCC, 2009, TMBC 2012.

Figure 7.15: Map of Open Space within a 10-minute and a 15-minute Walk of the Site



Crime

7.110 According to data LG Inform[33], Manchester saw a rate of total recorded offences (excluding fraud) per 1,000 population in the year ending Q2 of 2024 of 158.71 which equates to 92,039 offences. This is significantly higher than the regional average of 94.54 per 1,000 population and national average of 87.08. Trafford had the lowest rate of 75.74, equating to 17,986 offences. This represents a decline in Manchester from 177.75 per 1,000 population from the year ending Q2 2023, and a decline in Trafford from 87.82 per 1,000 population from the year ending Q2 2023.

7.111 Violence against the person in Manchester had a total of 31,625 recorded offences in the 12 months ending 2024 Q2 compared to 6,347 in Trafford. This gives a rate of 54.53 per 1,000 population and 26.73 respectively, compared to a mean rate of 38.50 per 1,000 in the North West, and 32.25 in England. In the 12 months ending 2024 Q2, Manchester saw 5.58 residential burglary offences per 1,000 population, which was equivalent to 3,235 offences. Trafford had a lower recording of 744 offences in the year ending Q2 2024 equating to 3.13 per 1,000 population. The rate per 1,000 population in the North West was 3.07, and 3.05 in England which were both lower than Manchester and Trafford.

Sensitivity of Receptors

7.112 Table 7.24 presents socio-economic and health receptors, their sensitivity and justification associated with each development phase.

[33] LG Inform. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=1071&mod-period=6&mod-area=E08000003&mod-group=E92000001&mod-type=area (Accessed 22/10/24).

Table 7.24: Socio-economic & Health Receptors

Potential Effect	Receptor	Sensitivity of Receptor	Justification
Construction phase			
Employment	Local workforce – Manchester city administrative area & Trafford administrative area	Medium	• Both districts saw jobs growth above the regional and national rate between 2015 and 2023 (28.0% in Manchester and 15.5% in Trafford). However, jobs in Chorlton and Longford declined by 33.3% and 27.3% respectively. • Construction accounts for 2.0% of total employment in Manchester and 4.7% in Trafford, below the regional and national figures. • Looking at the Claimant Count for unemployment, as of October 2024 the rate in Manchester (7.2%) and Longford (6.5%) are above regional and national comparators whilst Chorlton and Trafford (both 3.3%) are below. • Manchester 029C and Manchester 029D fall within the least deprived 40% and 50% respectively in the country. Trafford 004E and Trafford 011A fall within the top 50% least deprived and 50% most deprived LSOAs respectively.

Economic contribution	Local economy – Manchester city administrative area & Trafford administrative area	Medium	• Both districts saw jobs growth above the regional and national rate between 2015 and 2023 (28.0% in Manchester and 15.5% in Trafford). However, jobs in Chorlton and Longford declined by 33.3% and 27.3% respectively. • Economic output from the construction sector increased by 145.1% in Manchester between 2012 and 2022, which is significantly above the increase seen at a regional and national scale whilst it increased less in Trafford at 19.8%. • Remains a high claimant count in Manchester (7.2%) compared to the regional and national scales as of October 2024, whilst Trafford remains low at 3.3%. The proportion employed in construction in both Manchester and Trafford is are below regional and national scales although only slightly lower in Trafford. • GVA growth in Manchester is significantly above the regional and national rates. The growth rate of GVA in Trafford is lower than Manchester but higher than the North West and England.

Disturbance to Neighbourhood Amenity	Existing residents and users – Manchester 029C, Manchester 029D, Chorlton, Trafford 004E, Trafford 011A & Longford Local workforce – Manchester City administrative area & Trafford administrative area	Medium	A summary of key points of reference from the baseline used to help identify the overall receptor sensitivity are as follows: • Existing residents located in existing housing immediately adjacent the Site to the north, east and south. • Pupils of St John's RC Primary School to the south east of the Site. • Users of Longford Park to the west of the Site. • Users of Trafford Athletic Club to the south west of the Site. • Both districts saw jobs growth above the regional and national rate between 2015 and 2023 (28.0% in Manchester and 15.5% in Trafford). However, jobs in Chorlton and Longford declined by 33.3% and 27.3% respectively. • Claimant count in Manchester and Longford between October 2021- 2024 has been significantly higher than the regional and national rates however Chorlton and Trafford have been consistently lower. • Manchester 029C and Manchester 029D fall within the least deprived 40% and 50% respectively in the country and Trafford

			004E and Trafford 011A fall within the top 50% least deprived and top 50% most deprived. • Manchester had a significantly higher rate of total recorded offences (excluding fraud) per 1,000 population in the year ending Q2 of 2024 of 158.71 compared to regional average (94.54) and national average (87.08). Trafford had a much lower rate than Manchester, as well as regional and national averages at 75.74. Both Manchester and Trafford districts saw a decline in crime rate in the 12 months between Q2 2023 and Q2 2024. • The local health profile of Manchester is worse, in most indicators, when compared to regional and national figures whereas Trafford is generally better.
Operational phase			

Economy	Local economy – Manchester city administrative area & Trafford administrative area	Medium	• Both districts saw jobs growth above the regional and national rate between 2015 and 2023 (28.0% in Manchester and 15.5% in Trafford). However, jobs in Chorlton and Longford declined by 33.3% and 27.3% respectively. • Claimant count in Manchester and Longford between October 2021- 2024 has been significantly higher than the regional and national rates however Chorlton and Trafford have been consistently lower. • Manchester 029C and Manchester 029D fall within the least deprived 40% and 50% respectively in the country and Trafford 004E and Trafford 011A fall within the top 50% least deprived and top 50% most deprived. The local health profile of Manchester is worse, in most indicators, when compared to regional and national figures whereas Trafford is generally better. • GVA growth in Manchester is significantly above the regional and national rates. The growth rate of GVA in Trafford is lower than Manchester but higher than the North West and England. • Economic output from the construction sector in Manchester increased by 145.1% between 2012 and 2022, which is significantly above the increase seen at a regional and national scale. Construction output in Trafford increased by

			19.8% which was lower than both the regional and national increase.
Housing	Local economy – Manchester city administrative area	Medium	• Manchester has a lower affordability ratio than England, but slightly higher than the North West. Trafford however has a higher affordability ratio when compared to the regional, national and Manchester rate. • Housing tenure in Manchester differs from the regional and national tenures whilst Trafford shows more similarities. • Manchester has a notably higher proportion of flats and lower proportion of detached houses compared to regional and national figures. Trafford has a notably higher proportion of semi-detached homes and fewer terraced houses. • Net additional dwellings in Manchester and Trafford have, overall, been increasing but neither district have met their annual target. • Manchester 029C and Manchester 029D fall within the least deprived 40% and 50% respectively in the country. Trafford 004E falls within the top 50% least deprived and Trafford 011A is within the top 50% most deprived.

Access to education provision	Existing and future residents and users – Manchester 029C, Manchester 029D, Chorlton, Trafford 004E, Trafford 011A & Longford	Low	• Up to 2 miles from the Site and within the relevant primary planning areas (Primary -South in Manchester and STRET Primary in Trafford) there are 25 primary schools with an existing surplus of 449. • Up to 3 miles from the Site within the relevant secondary planning areas (Secondary - South in Manchester and STRET Secondary in Trafford) there are 9 secondary schools with an existing surplus of 1,118.
Access to healthcare provision	Existing and future residents and users – Manchester 029C, Manchester 029D & Chorlton	Low	• Within 2 miles of the Site, the 18 GP surgeries have a patient to GP ratio of 1,566, which is below the national average of 2,271 (as of October 2024). • All but 2 are accepting new patients and 7 are accepting out of area registrations.

Access to open space	Existing and future residents and users – Manchester 029C, Manchester 029D & Chorlton	High	• Within a 15-minute walk of the Site there is 165.5ha of open space in a range of types of open space in both Trafford and Manchester. Open space provision in South Manchester is identified in published documentation as being below the Council requirements. • The Site is located on land which is identified as natural and semi-natural open space by the Council's City Wide Open Spaces, Sport & Recreation Study (August 2009). However, it is not designated as such by the Development Plan.

Health and wellbeing	Local workforce – Manchester City administrative area & Trafford administrative area Local economy – Manchester city administrative area & Trafford administrative area Existing and future residents and users – Manchester 029C, Manchester 029D & Chorlton	Medium	A summary of key points of reference from the baseline used to help identify the overall receptor sensitivity are as follows: • Existing residents located in existing housing immediately adjacent the Site to the north, east and south. • Pupils of St John's RC Primary School to the south east of the Site. • Users of Longford Park to the west of the Site. • Users of Trafford Athletic Club to the south west of the Site. • Both districts saw jobs growth above the regional and national rate between 2015 and 2023 (28.0% in Manchester and 15.5% in Trafford). However, jobs in Chorlton and Longford declined by 33.3% and 27.3% respectively. • Claimant count in Manchester and Longford between October 2021- 2024 has been significantly higher than the regional and national rates however Chorlton and Trafford have been consistently lower. • GVA growth in Manchester is significantly above the regional and national rates. The growth rate of GVA in

			Trafford is lower than Manchester but higher than the North West and England. • Manchester 029C and Manchester 029D fall within the least deprived 40% and 50% respectively in the country and Trafford 004E and Trafford 011A fall within the top 50% least deprived and top 50% most deprived. • The local health profile of Manchester is worse, in most indicators, when compared to regional and national figures whereas Trafford is generally better. • There is 165.5ha of open space within a 15 minute walk of the Site in both Trafford and Manchester, but, based on published documentation by MCC, open space in South Manchester is identified as being below Council requirements. The Site is located on land which is identified as natural and semi-natural open space by the Council's City Wide Open Spaces, Sport & Recreation Study (August 2009). However, it is not designated as such by the Development Plan, and has been closed to the public since 2020. • Manchester had a significantly higher rate of total recorded offences (excluding fraud) per 1,000 population in the year ending Q2 of 2024 of 158.71 compared to regional average (94.54) and national average (87.08).

			Trafford had a much lower rate than Manchester, as well as regional and national averages at 75.74. Both Manchester and Trafford districts saw a decline in crime rate in the 12 months between Q2 2023 and Q2 2024.

Embedded Mitigation

Enabling and Construction Phase

7.113 The embedded mitigation measure related to socio-economics and health within the enabling and construction phase is the preparation and implementation of a **Construction** Environmental Management Plan (CEMP) (AEDI, January 2025). The CEMP will ensure best practice construction measures will be implemented and will minimise construction phase effects in terms of disturbance to neighbourhood amenity.

The Completed and Operational Development

7.114 Aspects of the design relevant to socio-economics and health considered within this impact assessment are as follows:

- 42no. age-friendly, affordable apartments.
- 8no. specialist supported affordable apartments for autism adults.
- 42no. private sale dwellings
- 18no. co-housing homes with communal facilities, including 12no. apartments and 6no. houses.
- Provision of publicly accessible open space, the majority of which would be managed and maintained by a management company approved by MCC.

Assessment of Likely Significant Effects

Enabling and Construction Phase

Employment

7.115 Economic benefits will arise through the provision of temporary jobs during the construction phase at the Application Site, which is estimated to be 3.5 years. Construction cost provided by the Client is estimated at approximately £50,000,000 over the build programme.

7.116 To estimate construction employment supported during the build phase, the total construction cost has been divided by the average turnover per construction employee in the North West region of £178,880 in 2024. During the build phase, up to 80 direct construction jobs could be supported on site per annum during the estimated 3.5-year build phase.

7.117 It is widely recognised that construction has knock-on effects for other sectors, which leads to increased demand for building materials and equipment at the construction phase, as well

as furniture, carpets etc. following completion. This generates and sustains employment in other sectors. This is known as the 'multiplier effect' and analysis published by the Homes & Communities Agency (HCA – now Homes England) indicates that the employment multiplier for construction activities in the UK is 2.7 – i.e. for every construction job created, a further 1.7 jobs are supported in the wider economy. This suggests that as well as the 80 on-site jobs, the development could support a further 140 additional jobs during the build phase.

7.118 In total, around 220 temporary construction jobs could be supported per annum during the build phase.

7.119 The significance of effect in relation to employment during the construction phase is identified as follows:

- The sensitivity of the receptor (employment in construction and other sectors of the economy) is assessed as being **medium**, in line with criteria set out in Table 7.2. Construction employment represents around 2.0% of total employment in Manchester and 4.7% in Trafford which is below the regional and national figures, albeit only slightly below for Trafford. From October 2021-2024 unemployment looking at the Claimant Count in Manchester and Longford were consistently above regional and national comparators and were below in Trafford and Chorlton. At the local spatial scale Manchester 029C and Manchester 029D rank in the 40% and 50% least deprived LSOAs in the country respectively and Trafford 004E and Trafford 011A fall within the top 50% least deprived and top 50% most deprived respectively.

- The magnitude of effect is considered to be **low**, in line with criteria set out in Table 7.3, given the generation of around 80 on-site direct jobs per annum would represent an 0.9% increase in construction employment in Manchester, or a 1.0% increase in Trafford.

- The significance of the temporary effect of employment in the construction phase is considered to be **minor to moderate beneficial** at the District scale which is **not significant**.

Economic Contribution

7.120 Another way of looking at the economic impact of the construction phase is to calculate the contribution a development makes to wealth creation, as measured by the increase in the value of goods and services generated within an area. This can be done by looking at the increase in gross value added (GVA), a common proxy for economic output. Using ONS data, it is possible to calculate GVA per employee by sector at a regional level. In the North West of

England, construction GVA per employee is around £73,892 per annum. Total annual GVA per employee for all sectors in the region is estimated at £61,586.

7.121 Applying these GVA figures to the employment estimates outlined above, the Proposed Development could generate £14.5million of GVA per annum or £50.8million during the 3.5-year construction period (current prices).

7.122 The significance of effect in relation to economic contribution during the construction phase is identified as follows:

- The sensitivity of the receptor (economic output from the construction sector in Manchester) is assessed as being **medium**, in line with criteria set out in Table 7.2. Economic output from the construction sector increased by 145.1% between 2012 and 2022, which is significantly above the increase seen at a regional and national scale however increased at a smaller rate of 19.8% in Trafford. However it is noted that there remains a high claimant count in Manchester (7.2%) and low in Trafford (3.3%) compared to the regional and national scales as of October 2024. The GVA growth rates for Manchester and Trafford are above the increases in the North West and England.

- The magnitude of effect is considered to be **medium**, in line with criteria set out in Table 7.3, given the generation of £14.5million in economic output per annum would increase construction GVA in Manchester by 1.2% per annum, or by 2.1% in Trafford.

- The significance of the temporary effect of economic contributions in the construction phase is considered to be **moderate beneficial** at the District scale which is **significant**.

Disturbance to neighbourhood amenity

7.123 The sensitivity of the receptors of the Proposed Development, is medium, in line with criteria set out in Table 7.2, overall, given that:

- Existing residents located in existing housing immediately adjacent the Site to the north, east and south.

- Pupils of St John's RC Primary School to the south east of the Site.

- Users of Longford Park to the west of the Site.

- Users of Trafford Athletic Club to the south west of the Site.

- Manchester and Trafford saw jobs growth above the regional and national rate between 2015 and 2023 (28.0% and 15.5% respectively). Although at ward level jobs growth was significantly below than the regional and national rates, with job numbers falling.

- Claimant count in Manchester and Longford between September 2021- 2024 has been significantly higher than the regional and national rates with the however Chorlton and Trafford have been consistently lower.

- Manchester 029C and Manchester 029D fall within the least deprived 40% and 50% respectively in the country and Trafford 004E and Trafford 011A fall within the top 50% least deprived and top 50% most deprived.

- Manchester had a significantly higher rate of total recorded offences (excluding fraud) per 1,000 population in the year ending Q2 of 2024 of 158.71 compared to regional average (94.54) and national average (87.08). Trafford had a much lower rate than Manchester, as well as regional and national averages at 75.74. Both Manchester and Trafford districts saw a decline in crime rate in the 12 months between Q2 2023 and Q2 2024.

- The local health profile of Manchester is worse, in most indicators when compared to regional and national figures. The local health profile in Trafford is generally better than he North West and England.

7.124 The assessment of the potential impacts on health and wellbeing is informed by other assessments undertaken and presented in this ES. Best practice construction measures will be implemented by way of a Construction Environment Management Plan (CEMP) (AEDI, January 2025) to minimise effects. Measures are included which help mitigate potential effects on all relevant receptors, including existing nearby residents, existing users of nearby amenities, and on-site construction workers.

7.125 The residual effects identified as a result of the construction phase are used as the basis of this assessment. A summary of the key residual effects are as follows:

- Transport effects – the Transport Assessment does not identify any potential for adverse construction phase effects in relation to transport and access[34].

[34] Residential Development Land at Ryebank Chorlton Transport Assessment, 2024. SK Transport Planning.

- Air quality effects – the Air Quality Assessment considered potential air quality impacts from fugitive dust emissions as a result of earthworks, construction and trackout activities during construction. The assessment concludes that site-specific control measures in accordance with GLA best practice measures and implemented via the CEMP, would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level[35]. Best practice measures specific to air quality during the construction phase are presented in the CEMP (AEDI, January 2025) submitted with the application

- Noise effects – the Noise Assessment does not identify any potential for adverse construction phase effects in relation to noise or vibration. Best practice measures will accord with Control of Noise at Work Regulations 2005, BS ISO 4866:2010 Vibration of Fixed Structures and BS 6472: Part 1: 2008 respectively[36]. Best practice measures specific to noise and vibration during the construction phase are presented in the CEMP (AEDI, January 2025) submitted with the application.

- Ground conditions – The Phase II Geoenvironmental xx (E3P, November 2024) indicates that the Tier 2 human health risk assessment identifies elevated concentrations of heavy metal, non-volatile PAHs, naphthalene, TPH C12-C35 and asbestos fibres on site. As such, a Remediation Strategy has been prepared and is also submitted with the application (E3P, January 2025). Best practice measures specific to the management of asbestos containing materials during the construction phase are presented in the CEMP (AEDI, January 2025) submitted with the application.

7.126 With the implementation of the Contaminated Land Remediation Strategy and best practice measures in respect of construction practices implemented via the CEMP, it is noted that the magnitude of synergistic effects associated with disturbance to neighbourhood amenity during the construction phase, is considered to be **low**, in line with criteria set out in Table 7.3.

7.127 The potential temporary construction effect on health and wellbeing is considered to be **minor to moderate adverse** which is **not significant**.

[35] Air Quality Assessment Ryebank, Chorlton, 2024. Redmore Environmental.
[36] Noise Impact Assessment Longford Road, Chorlton-Cum-Hardy, 2024. PDA Acoustics Ltd.

The Completed and Operational Development

Economy

7.128 It is estimated that the Proposed Development will provide homes for 85 economically active residents. Data from the annual population survey, published by the ONS show that around 91% of the economically active population in Manchester are employed. Assuming this figure remains broadly the same, applying it to the population living in the Proposed Development, it could result in around 77 economically active and employed residents living there once the site is fully built and occupied. This is likely to be a mixture of people from outside the area, as well as existing residents who move from other parts of the local area.

7.129 If residents show a similar employment profile to the existing working age population of Manchester, 54% (42) of the economically active and employed people could be working in higher value occupations, which includes: managers, directors, senior officials, professional and associate professional & technical roles.

7.130 Additional household expenditure will be supported by the new dwellings. Whilst not all of this spend will be in the local area, it is reasonable to assume that a substantial proportion will be retained within Manchester. The Proposed Development could generate annual household expenditure of approximately £1.8million for the local area once it is fully complete and occupied.

7.131 Assuming the new dwellings fall within Band D, once fully occupied the 70 proposed dwellings are estimated to generate around £144,760 in additional council tax on an annual basis.

7.132 Research suggest that the average homeowner spends approximately £5,000 to make their house 'feel like home' within 18 months of moving in[37], given that this figure is from 2014 it has been revised to £6,000 using the Bank of England inflation calculator to reflect 2022 prices. This includes money spent on things like furnishing and decorating – which generates economic benefits for the local economy in terms of direct and induced job creation. Applying the average one-off spend of £6,000 to the 70 new dwellings in Manchester they will generate approximately £420,000 in first occupation expenditure within 18 months.

7.133 The significance of effect in relation to wider economic once the Proposed Development is complete and operational is identified as follows:

[37] The Economic Footprint of House Building in England and Wales, July 2018. Available at: https://www.hbf.co.uk/documents/7876/The_Economic_Footprint_of_UK_House_Building_July_2018LR.pdf.

- The sensitivity of the receptors of the Proposed Development, is **medium**, in line with criteria set out in Table 7.2, overall, given that both districts saw jobs growth above the regional and national rate between 2015 and 2028 (28.0% in Manchester and 15.5% in Trafford). Although at ward level jobs growth was significantly below than the regional and national rates, with job numbers falling. Claimant count in Manchester and Longford between October 2021- 2024 have been higher than the regional and national rates whilst rates have been lower in Trafford and Chorlton. At the local spatial scale Manchester 029C and Manchester 029D rank in the 40% and 50% least deprived LSOAs in the country respectively and Trafford 004E and Trafford 011A fall within the top 50% least deprived and top 50% most deprived respectively. Economic output from the construction sector in Manchester increased by 145.1% between 2012 and 2022, which is significantly above the increase seen at a regional and national scale whereas Trafford was lower at 19.8%.

- The magnitude of effect is considered to be **medium** given the increase in the estimated increase in economically active residents generated by the Proposed Development, the additional household expenditure supported by the new dwellings, and additional council tax generated by the Proposed Development.

- The significance of the permanent effect on economy in the operational phase is considered to be **moderate beneficial** at the District scale, which is **significant**.

Housing

7.134 The Proposed Development will deliver 120 dwellings over 3.5 years, equating to an average of around 34 dwellings per annum. In the new housing strategy a target has been set of 36,000 new homes between 2022-2036, equating to 2,571 per annum. Of these 36,000 new homes, a target of 10,000 affordable homes has been set.

7.135 The significance of the effect on housing delivery has been assessed as follows:

- The sensitivity of the receptor is assessed as being **medium**, in line with criteria set out in Table 7.2. Affordability in Manchester lower than England, but slightly higher than the North West. In addition, the baseline indicates that Manchester is estimated to have an undersupply by a minimum of 500 new homes per annum.

- The magnitude of effect is considered to be **medium**, in line with criteria set out in Table 6.3, given the Proposed Development will deliver around 1.3% of the annual housing target in Manchester, and around 0.5% of the affordable housing target in Manchester.

- The significance of the temporary effect of housing in the operational phase is considered to be **moderate beneficial** at the District scale which is **significant**.

Education

Primary Schools

7.136 The capacity of existing primary schools has been reviewed within the Primary - South (Manchester) and STRET Primary (Trafford) Planning Areas. As presented in Table 7.16, there is an existing surplus of 449 places in the 25[38] primary schools that fall within this area[39].

7.137 In the absence of longer-term forecasts, it is assumed that the number of pupils in 2026/27 will remain broadly consistent throughout the construction and occupation period such that there will be 449 available places to accommodate an estimated maximum of 16 pupils arising from the Proposed Development. The available information therefore suggests that there will be more than sufficient places to accommodate the Proposed Development in existing primary schools.

7.138 The significance of the effect on primary school provision is identified as follows:

- The sensitivity of the receptor is assessed as being **low**, in line with criteria set out in Table 7.2 due to the fact that up to 2 miles from the Site within the planning areas Primary - South (Manchester) and STRET Primary (Trafford) there are 25 primary schools with an existing surplus of 449.

- The magnitude of the impact is assessed as **low**, in line with criteria set out in Table 7.3**,** given that an estimated maximum of 16 primary school pupils would be generated and therefore there is sufficient capacity at the existing primary schools in the area to meet demand.

- The significance of the permanent effect is therefore considered to be **minor adverse**, which is **not significant** in EIA terms.

Secondary Schools

7.139 The capacity of existing secondary schools has been reviewed within the Secondary – South (Manchester) and STRET Secondary (Trafford) Planning Areas. As presented in Table 7.17,

[38] Excluding William Hulme Grammar School.
[39] *School Capacity Academic Year 2023/23*: Department for Education, May 2024. Available here: https://explore-education-statistics.service.gov.uk/find-statistics/school-capacity. Accessed: 13/12/2024.

there is an existing surplus of 1,118 secondary school places in the 9 secondary schools[40] that fall within this area[41].

7.140 In the absence of longer-term forecasts, it is assumed that the number of pupils in 2026/27 will remain broadly consistent throughout the construction and occupation period such that there will be 1,118 available places to accommodate the estimated maximum of 8 pupils arising from the Proposed Development. The available information therefore suggests that there will be more than sufficient places to accommodate the Proposed Development in existing primary schools.

7.141 The available information therefore suggests that there will be more than sufficient places to accommodate the Proposed Development in existing secondary schools.

7.142 The significance of the effect on secondary school provision has been identified as follows:

- The sensitivity of the receptor is assessed as being **low**, in line with criteria set out in Table 7.2**.** Due to the fact that up to 3 miles from the Site within the planning areas South - Secondary and STRET Secondary there are 9 secondary schools with an existing surplus of 1,118.

- The magnitude of the impact is assessed as **low**, in line with criteria set out in Table 7.3**,** given that there is an estimated maximum of 8 secondary school pupils therefore there is sufficient capacity at the existing secondary schools in the area, plus also the proposed secondary school to meet demands.

- The significance of the permanent effect is therefore considered to be **minor adverse**, which is **not significant**.

Healthcare Provision

7.143 With the anticipated increase in population of 29642 generated by the Proposed Development, there would be an increase in the number of patients in the study area from 176,904 to 177,200. Assuming there would be no change in the number of available GPs as identified in the current baseline, it is estimated that this would result in a patient: GP ratio of 1568: 1. This remains below the average ratio of 2,271 (as of October 2024) across England.

[40] Excluding William Hulme Grammar School.
[41] *School Capacity Academic Year 2021/22*: Department for Education, March 2023. Available here: https://www.gov.uk/government/collections/statistics-school-capacity. Accessed: 15/03/2024.
[42] Population generated is based on household size of 2.46880326357261 people per household as per the 2021 Census.

7.144 The significance of effect in relation to healthcare provision once the Proposed Development is complete and operational is identified as follows:

- The sensitivity of receptor is considered to be **low** in line with criteria set out in Table 7.2, due to the fact that within 2 miles of the Site, the 18 GP surgeries have a patient to GP ratio of 1,566 which is below average and all but 2 are accepting new patients and 7 are accepting out of area registrations.

- The magnitude of effect is **low** in line with criteria set out in Table 7.3, given the moderate increase in demand for services.

- The significance of permanent effect in relation to healthcare provision as a result of the operational phase is **minor adverse** at the local scale, which is considered **not significant**.

Open Space and Recreation

7.145 The significance of effect in relation to open space once the Proposed Development is complete and operational is identified as follows:

- The sensitivity of receptor is considered to be **high** based on the fact that within a 15-minute walk of the Site there is 165.5ha of open space in a range of open space typologies, however, open space in South Manchester is significantly below the Council requirements. Nevertheless, it is noted that the Site is located on land which is identified as natural and semi-natural open space by the Council's City Wide Open Spaces, Sport & Recreation Study (August 2009), however, it is not designated as such by the Development Plan and has been closed to public use since 2020.

7.146 The magnitude of effect is considered to be **medium.** The Proposed Development would result in loss of an area of land identified as natural and semi-natural open space by the Council's City Wide Open Spaces, Sport & Recreation Study (August 2009), but not designated as such by the Development Plan, which has ultimately been closed to the public since 2020. The Proposed Development would provide new areas of publicly accessible open space, the majority of which would be managed and maintained by a management company approved by MCC in perpetuity. Furthermore, the Development would deliver a range of other benefits (as set out in chapter 11), which on balance would off-set the loss of an area of natural and semi natural open space. It is therefore considered that the Proposed Development is in compliance with relevant policies in Manchester Core Strategy.

- The significance of permanent effect in relation to open space as a result of the operational phase is **moderate beneficial** at the District scale, which is **significant**.

Health and Wellbeing

7.147 The sensitivity of the receptors is **medium**, overall, given that:

- Existing residents located in existing housing immediately adjacent the Site to the north, east and south.
- Pupils of St John's RC Primary School to the south east of the Site.
- Users of Longford Park to the west of the Site.
- Users of Trafford Athletic Club to the south west of the Site.
- Both Manchester and Trafford saw jobs growth above the regional rate between 2015 and 2023, whereas Chorlton and Longford declined.
- Claimant count in Manchester and Longford is above the national and regional level whereas it is lower in Trafford and Chorlton.
- GVA growth in Manchester is significantly above the regional and national rates. The growth rate of GVA in Trafford is lower than Manchester but higher than the North West and England.
- Manchester 029C and Manchester 029D fall within the least deprived 40% and 50% respectively in the country and Trafford 004E and Trafford 011A fall within the top 50% least deprived and top 50% most deprived.
- The local health profile of Manchester is worse, in most indicators, when compared to regional and national figures whereas Trafford is generally better.
- There is 165.5ha of open space within a 15 minute walk of the Site in both Trafford and Manchester, but, based on published documentation by MCC, open space in South Manchester is identified as being below Council requirements. The Site is located on land which is identified as natural and semi-natural open space by the Council's City Wide Open Spaces, Sport & Recreation Study (August 2009). However, it is not designated as such by the Development Plan, and has been closed to the public since 2020.

- Manchester had a significantly higher rate of total recorded offences (excluding fraud) per 1,000 population in the year ending Q2 of 2024 of 158.71 compared to regional average (94.54) and national average (87.08). Trafford had a much lower rate than Manchester, as well as regional and national averages at 75.74. Both Manchester and Trafford districts saw a decline in crime rate in the 12 months between Q2 2023 and Q2 2024.

- The local health profile of Manchester is worse in most indicators when compared to regional and national figures however Trafford is generally better.

7.148 The assessment of the potential operational effects on health and wellbeing is informed by other assessments undertaken and presented in this ES, as well as other documents submitted with the planning application. The residual effects identified as a result of the operational phase in the wider application documentation are used as the basis of the assessment. For clarity, documents reviewed and used to inform the potential operational effects on health and wellbeing include:

- Design and Access Statement.
- Landscape Layout, Planting Plan & Management Report.
- Supporting Planning Statement.
- Other technical disciplines scoped into the EIA and presented as assessment chapters in the ES:
    - Ecology and Arboriculture.
    - Climate Change.
- Affordable Housing Statement (included within the Planning Statement).
- Air Quality Assessment.
- Biodiversity Net Gain Assessment and completed Statutory BNG Metric.
- Blue & Green Infrastructure Statement.
- Broadband Connectivity Assessment.
- Crime Impact Assessment.

- Environmental Standards Statement (including Energy Strategy).
- External Lighting Strategy.
- Flood Risk Assessment and Drainage Strategy.
- Noise Assessment.
- Phase 2 Site Investigation / Ground Conditions Report.
- Remediation Strategy.
- Transport Statement.
- Travel Plan.
- Open Space Assessment (included within the Planning Statement).
- Statement of Community Involvement.
- Local Labour Agreement.
- Waste Management Proforma and Strategy.
- Construction Environmental Management Plan (CEMP).

7.149 The Phase II Geoenvironmental Site Assessment (E3P, 2024) concludes that the Tier 2 human health risk assessment identified elevated concentrations of heavy metals, non-volatile PAHs, naphthalene, TPH C12-C35 and asbestos fibres on Site. A Contaminated Land Remediation Strategy has been prepared and is submitted with the application. Full detail regarding the measures proposed are presented within the Phase II Geoenvironmental Site Assessment and Remediation Strategy. A summary of such measures are as follows:

- Installation of a suitable cover system in all proposed private gardens, landscaping and public open space to remove any potential for direct exposure to impacted soils.
- Installation of vapour mitigation measures within all affected plots, further detailed within a Ground Gas Design Report.
- Impacted soils to be managed according to the asbestos risk mitigation conceptual site model. Visual asbestos, if identified, to be handpicked by specially trained personnel

with removal to a licenced facility. Any removal of soils impacted by asbestos fibres and/or fragments to be removed to a suitable licenced facility.

- Further speciation testing to confirm the absence of elemental mercury.

7.150 With implementation of the measures set out in the Contaminated Land Remediation Strategy, it is identified that the Site can be safely redeveloped (Contaminated Land Remediation Strategy, E3P, January 2025).

7.151 A summary of the wider residual effects as a result of the completed and operational Proposed Development and relevant to health and wellbeing are as follows:

- Significant economic benefits once operational - Up to 7 FTE jobs supported in the economy as a result of the additional annual household spend, homes for 135 economically active and employed residents, £248,160 additional council tax per annum.
- Affordable housing will be delivered.
- The Site is a highly accessible location so facilitates access to existing public transport, with the nearest tram stop being Firswood, located 500m to the northeast of the Site.
- Provision of new areas of publicly accessible open space, the majority of which would be managed and maintained by a management company approved by MCC.
- A Landscape Management Report will be agreed and implemented in respect of the green infrastructure on Site. This includes, but is not limited to, reprovision of community based initiatives which are already an established local intervention, informal public play spaces, age-friendly garden, and creation of an educational route that leads between the school and the ecology basin. Full detail is presented in the DAS (5Plus, February 2025) and SPS (Asteer, February 2025).
- Shared pedestrian / cycle routes throughout the Site and linking to existing access routes outside of the Site.
- Provision of bike and scooter store.
- A number of measures have been applied to reduce the energy demand associated with the development. These include the use of air source heat pumps and photovoltaic

panels, which would help to meet the energy demand of the proposed development via low carbon, renewable sources.

7.152 Considering the above, the magnitude of the effect is considered to be high as there are considerable economic, environmental and social benefits resulting from the Proposed Development, which all combine to contribute to a positive change in health and wellbeing, and will ultimately contribute to improving identified health and deprivation inequalities of future and existing residents, and future and existing users of amenities on Site.

7.153 The potential permanent operational effect on health and wellbeing is considered to be **major beneficial** which is **significant**.

Future baseline

7.154 The baseline data sources on which a socio-economic and health assessment is undertaken are typically secondary and are subject to time lags associated with necessary analysis at source prior to publication. Population projections are available from ONS up to 2043. As such there is possibility of estimating future potential effects in respect of healthcare provision, education provision and open space. However, there are multiple contributory factors that would determine a future baseline beyond the isolated population projection data available at this time. Therefore, consideration of impacts based on future baseline would be uncertain and less than meaningful. In conclusion, impacts based on future baseline are scoped out of the assessment.

Additional Mitigation / Enhancement Measures

7.155 This section describes the measures which are required to mitigate any significant environmental effects with regards to socio-economics and health.

Enabling and Construction Phase

7.156 There are no significant adverse effects identified. Nevertheless, although there are no significant adverse effects, any effects related to disturbance to neighbourhood amenity during the construction phase will be further minimised as far as possible through the use of best practice construction techniques. These will be implemented by way of a CEMP.

7.157 A Local Labour Agreement (LLA) is submitted with the application. This document commits the applicant to maximising the proportion of workers from MCC administrative area. As such, this is considered to be an enhancement measure in respect of employment during construction phase.

The Completed and Operational Development

7.158 There are no potentially significant adverse effects identified, therefore no mitigation measures are required.

Future baseline

7.159 As explained in paragraph 7.153, consideration of future baseline is scoped out of this assessment.

Residual Effects

7.160 The residual socio-economic and health effects are presented in Table 7.25.

Table 7.25: Residual Effects Summary

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	Residual Effect (inc. Significance
Construction				
Employment	None relevant	Minor to moderate beneficial short term reversable effect at the district scale , which is not significant.	Local Labour Agreement (LLA)	Moderate beneficial short term reversable effect at the district scale, which is significant.
Economic contribution	None relevant	Moderate beneficial short term reversable effect at the district scale , which is significant.	None identified	Moderate beneficial short term reversable effect at the district scale , which is significant.
Disturbance to neighbourhood amenity	Construction and Environmental Management Plan (CEMP)	Minor to moderate adverse short term reversable effect at the local scale which is not significant.	Measures set out in Contaminated Land Remediation Strategy	Minor to moderate adverse short term reversable effect at the local scale which is not significant.
Completed and Operational				
Economy	None relevant	Moderate beneficial long term permanent effect at the district scale , which is significant.	None identified	Moderate beneficial long term permanent effect at the district scale, which is significant.
Housing	Provision of a mix of dwelling types, including affordable dwellings	Moderate beneficial long term permanent effect at the district scale, which is significant.	None identified	Moderate beneficial long term permanent effect at the district scale , which is significant.
Access to education	None relevant	Minor adverse long term permanent effect at the local scale , which is not significant.	None identified	Minor adverse long term permanent effect at the local scale, which is not significant.

Access to healthcare	None relevant	Minor adverse long term permanent effect at the local scale , which is not significant	None identified	Minor adverse long term permanent effect at the local scale, which is not significant
Access to open space and recreation	Provision of new areas of publicly accessible open space	Moderate beneficial long term permanent effect at the local scale, which is significant	None identified	Moderate beneficial long term permanent effect at the local scale, which is significant
Health and wellbeing	See para 7.114	Major beneficial long term permanent effect at the district scale, which is significant	None identified	Major beneficial long term permanent effect at the district scale, which is significant

7.161 The significant effects are as follows:

- Construction phase:
    - Moderate Beneficial effect in relation to economic contribution at the district scale.
- Completed and Operational Phase:
    - Moderate beneficial effects in relation to wider economy at the district scale.
    - Moderate beneficial effects in relation to housing delivery at the district scale.
    - Moderate beneficial effects in relation to open space at the local scale.
    - Major beneficial effects in relation to health and wellbeing at the district scale.

Summary of Residual Effects and Mitigation Measures

7.162 A summary of the effects, including whether they are significant or not significant, is shown below:

- Construction phase:
    - Employment –moderate beneficial effect, which is significant .
    - Economic contribution - moderate beneficial effect, which is significant.
    - Disturbance to neighbourhood amenity - minor to moderate adverse effect, which is not significant.
- Operational phase:
    - Economy - moderate beneficial effect, which is significant.
    - Housing delivery – moderate beneficial effect, which is significant.
    - Education provision – minor adverse, which is not significant.
    - Healthcare provision - minor adverse, which is not significant.
    - Open space and recreation – moderate beneficial effect, which is significant.

- Health and wellbeing - major beneficial effect, which is significant.

7.163 The mitigation associated with socio-economic and health effects is as follows:

- CEMP to be implemented by condition, which will ensure best practice construction measures are undertaken and potential for adverse effect in respect of disturbance to neighbourhood amenity is minimised and not significant.

7.164 The enhancement measure associated with socio-economics and health is as follows:

- Measures outlined in the Contaminated Land Remediation Strategy to be implemented by Condition, which will ensure the Site can be safely redeveloped.
- The LLA will be implemented by condition and will seek to maximise benefits for local workforce within the district, enhancing the benefits in respect of construction phase employment and resulting in significant effect.

Future Baseline

7.165 As explained in paragraph 7.153, consideration of future baseline is scoped out of this assessment.

Assessment of Cumulative Effects

Inter-Cumulative Effects

7.166 Table 7.26 provides a list of cumulative sites considered for the inter-cumulative effects assessment. The table indicates which aspects of these schemes are scoped into the assessment.

7.167 In terms of construction phase, all potential effects are scoped in to be inter-cumulative assessment for all cumulative schemes.

7.168 In terms of operational phase, only those effects that have potential for overlap are scoped into the inter-cumulative assessment. As a result, only those effects associated with residential dwellings during operational phase are scoped into the assessment.

Approach

7.169 The cumulative assessment in respect of socio-economics and health follows the same process as for the Proposed Development in isolation. Potential for cumulative effects is considered in respect of each of the same effects during the construction phase and

operational phase as they were for the Proposed Development. Criteria regarding sensitivity of receptor, magnitude of effect and significance in respect of cumulative effects will also align with the criteria used for the Proposed Development (see Tables 7.2, 7.3 and 7.4 respectively).

7.170 A review of publicly available information for the cumulative schemes has been undertaken. The relevant information relating to construction cost, employment, economic contribution, population yield, and pupil yield is reflected in Table 7.27 for each scheme. Table 7.27 also factors in the estimated quantified effects associated with the Proposed Development in isolation.

Table 7.26: Cumulative Sites

Site	Application No.	Distance & Direction	Proposal	Scoped-in / Scoped-out	Justification
1.	99795/OUT/20	850m north	Outline planning application (all matters reserved except for access) for the redevelopment of the site for up to 750no residential dwellings (Use Class C3); local centre and office uses (Use Class E); education (Use Class F1); hotel (Use Class C1); drinking establishment (sui generis); energy centre (Use Class B2) uses and associated infrastructure and open space, with access from Talbot Road.	Construction phase- all potential effects scoped in. Operational phase- all potential effects scoped in associated with residential dwellings only.	No potential overlap of effects with proposed development in respect of non-dwellinghouse floorspace, therefore potential effects associated with non-dwellinghouse floorspace scoped out.
2.	103844/HYB/21	1.35km west	Full planning permission for the demolition of specified buildings; and outline planning permission with all matters reserved except for access for a mixed-use development comprising: up to 13,000 sqm of commercial, business and service floorspace (Use Class E); up to 2,800 sqm of public house or drinking establishment floorspace (Sui Generis); up to 720 sqm of learning and non-learning institutions (Use Class F1); up to 2,400 sqm for local community uses (Use Class F2); up to 800 residential units (Use Class C3); public realm and landscaping; highways improvement works; and other associated infrastructure	Construction phase- all potential effects scoped in. Operational phase- all potential effects scoped in associated with residential dwellings only.	No potential overlap of effects with proposed development in respect of non-dwellinghouse floorspace, therefore potential effects associated with non-dwellinghouse floorspace scoped out.

Site	Application No.	Distance & Direction	Proposal	Scoped-in / Scoped-out	Justification
3.	110093/FUL/23	Adjacent to western boundary of the site	Redevelopment works at Longford Park including the redesign of the former Longford Hall footprint; restoration of Long Barn to facilitate use as a volunteering, activity and skills development hub; creation of a pump track; de-culverting of Longford Brook; resurfacing and reconfiguration of car parking, footpaths and tennis courts; new lighting columns, creation of new gateway features into the park; creation of a number of new surfaced footpaths; surface water attenuation; repairs and alterations to the Longford Hall portico, walled garden (including walls), ha-ha and wildlife gardens; redevelopment of Pets Corner; alterations and redevelopment of sports facilities; refurbishment and improvements to both play areas; and habitat creation, including areas of open meadow, tree and shrub planting and other associated development to facilitate the above works	Construction phase- all potential effects scoped in. Operational phase- all potential effects scoped in.	Potential overlap of effects with Proposed Development during both the construction and operational phase.
4.	136791/FO/2023	500m east	Former Chorlton Leisure Centre Manchester Road Chorlton Manchester M21 9PQ Erection of 2 no. 5 storey residential buildings comprising 50 no. dwellings (Class C3) with ancillary communal facilities; and, associated access, car parking, bin	Construction phase- all potential effects scoped in. Operational phase- all potential effects scoped in.	Potential overlap of effects with Proposed Development during both the construction and operational phase.

Site	Application No.	Distance & Direction	Proposal	Scoped-in / Scoped-out	Justification
			store, amenity space and landscaping, following the demolition of the existing building.		
5.	136878/FO/2023	620m south east	4B Albany Road Manchester M21 OAW Erection of a 4-storey building to form 40 no. residential apartments, together with cycle and car parking, bin store, landscaping and boundary treatments following demolition of existing buildings.	Construction phase- all potential effects scoped in. Operational phase- all potential effects scoped in.	Potential overlap of effects with Proposed Development during both the construction and operational phase.
6.	114228/FUL/24	760m north east	Residential and commercial development at Brixham Road Stretford Manchester M16 0YG Demolition of existing buildings and the redevelopment of the site with a residential-led mixed use scheme comprising 145 dwellings (Class C3) and a commercial unit (Class E), with communal amenity space, car parking and landscaping.	Construction phase- all potential effects scoped in. Operational phase- all potential effects scoped in associated with residential dwellings only.	Potential overlap of effects with Proposed Development during both the construction and operational phase, albeit the latter excluding commercial space of the Cumulative Scheme.
7.	141706/DEM/2024	520m south east	Redevelopment of Chorlton precinct to a series of townhouses and apartment buildings with retail/restaurant/flexible use units on the ground floor An application for demolition of the buildings on site has been received.	Construction phase- all potential effects scoped in. Operational phase- scoped out due to no application having been made as yet for built development.	Potential overlap of effects with Proposed Development during the construction phase.
8.	114818/FUL/24	1.76 km north	1 Trafford Wharf Road Trafford Park Manchester M17 1BY	Construction phase- all potential effects scoped in.	Potential overlap of effects with Proposed Development during both the construction and operational phase, albeit the latter

Site	Application No.	Distance & Direction	Proposal	Scoped-in / Scoped-out	Justification
			Demolition of existing building on site and the development of a residential-led mixed use development, comprising 438 dwellings (Use Class C3), purpose built student accommodation comprising 419 bedrooms (Sui Generis) and 2235 sqm of associated office and academic space (Use Class F1(a)), 326 sqm of commercial floorspace (Use Class E (a)(b)(d)(g(i)), associated car/cycle parking and landscaping. The wider Trafford Wharfside Development Framework approved by TMBC will deliver up to 5,000 new homes, associated retail and leisure space and the redevelopment of Old Trafford football stadium on 215 acres of land between the Manchester Ship Canal, Old Trafford stadium, and Europa Way.	Operational phase- proposals relating to 438 residential dwellings scoped into the assessment. Student accommodation dwellings scoped out for worst case in respect of economic effects, and lack of information regarding access to services in respect of healthcare provision. Remainder of wider Trafford Wharfside Development Framework scoped out due to limited information being available on which to base the assessment.	excluding commercial space and student accommodation of the Cumulative Scheme.
9.	115175/FUL/24	580m north west	Land At Great Stone Road Stretford Manchester M32 0ZW Residential development comprising 228 dwellings (Use Class C3) with external amenity space and associated parking and access.	Construction phase- all potential effects scoped in. Operational phase- all potential effects scoped in.	Potential overlap of effects with Proposed Development during both the construction and operational phase.

Table 7.27: Inter-Cumulative Assessment Assumptions[43]

Scheme ref name	Number of dwellings proposed	Estimated employment (construction phase)	Economic contribution	Population yield	Pupil yield (primary)	Pupil yield (secondary	Additional Open Space (ha)
Proposed Development	120 / 70[44]	(220) 80	£14.5m p.a. £50.8million during 3.5-year construction phase (current prices).	296	16	8	Exact area not confirmed
1. Former Kellogg's Site Talbot Road Stretford M16 0PG	750	(2261) 1040	£18.2m p.a.	1,800	288	180	Exact area not confirmed
2. Land At Stretford Mall And Lacy Street Chester Road Stretford M32 9BD	800	(259) 153	-	1,840	104	96	0.58ha
3. 110093/FUL/23 Longford Park	0	0	0	0	0	0	0
4. 136791/FO/2023 Former Chorlton Leisure Centre	50	0	0	123	7	3	0
5. 136878/FO/2023 4B Albany Road	40	0	0	99	5	3	0
6. 114228/FUL/24 Residential and commercial development at Brixham Road	145	0	0	358	20	10	0

[43] Using publicly available data for cumulative schemes, where available. Otherwise, worst case assumptions applied, aligned with those used as basis for assumption for Proposed Development in isolation.
[44] Basis of assumptions for potential cumulative operational phase effects for the Proposed Development in terms of dwelling numbers is aligned to those presented in Table 7.5 for the assessment of the Proposed Development in isolation.

7. 141706/DEM/2024 Redevelopment of Chorlton precinct	0	0	0	0	0	0	0
8. 114818/FUL/24 1 Trafford Wharf Road	438	0	0	1,081	59	29	0
9. 115175/FUL/24 Land At Great Stone Road	228	0	0	563	31	15	0
TOTAL (Cumulative Schemes)	2,451	1,193	£18.2m p.a.	5,864	327	205	0.58ha
TOTAL (Proposed Development (120 dwellings) + Cumulative Schemes)	2,571	1,273	£32.7m p.a.	6,161	343	213	0.58ha
TOTAL (Proposed Development (70 dwellings) + Cumulative Schemes)	2,521	n/a	n/a	n/a	n/a	n/a	n/a

Likely Residual Cumulative Effects and their Significance

Construction

Employment

7.171 Construction employment can be estimated based on information in planning applications of the cumulative sites, combined with the figure calculated for the Proposed Development in isolation.

7.172 The Proposed Development is estimated to support 80 direct temporary construction jobs per annum, whilst the cumulative schemes are estimated to generate a minimum 1,193 direct construction jobs. This figure only includes those jobs estimated to be generated in submitted application documentation for Cumulative Schemes. Some Cumulative Schemes do not include publicly available information regarding estimated construction employment, but it is inevitably going to be generated. As such, the estimated number used in this assessment is a worst case position.

7.173 Therefore, in total, at least 1,273 temporary jobs could be supported per annum during the build phase associated with the Proposed Development and cumulative sites.

7.174 The sensitivity of the receptor (employment in construction and other sectors of the economy) is assessed as being **medium**, in line with criteria set out in Table 7.2. Construction employment represents around 2.0% of total employment in Manchester and 4.7% in Trafford which is below the regional and national figures, albeit only slightly below for Trafford. From October 2021-2024 unemployment looking at the Claimant Count in Manchester and Longford were consistently above regional and national comparators and were below in Trafford and Chorlton. At the local spatial scale Manchester 029C and Manchester 029D rank in the 40% and 50% least deprived LSOAs in the country respectively and Trafford 004E and Trafford 011A fall within the top 50% least deprived and top 50% most deprived respectively.

7.175 The magnitude of effect is considered to be **high** given the generation of around 1,273 temporary construction jobs per annum as a result of the Proposed Development and all cumulative sites during the build phase would result in a construction employment increase of 15.9% in Trafford or 14.1% in Manchester.

7.176 The significance of the temporary cumulative effect of employment in the construction phase is considered to be **major beneficial** at the District scale, which is **significant**.

Economic Contribution

7.177 The economic contribution of the Cumulative Schemes is based on information in planning applications, combined with the figure calculated for the Proposed Development in isolation. There is information available for the Proposed Development (14.5million per annum) and Cumulative Scheme at the former Kellogg's Site (£18.2million per annum). Whilst Some Cumulative Schemes do not include publicly available information regarding estimated economic contribution, it is inevitably going to be generated. As such, the estimated contribution used in this assessment is a worst-case position.

7.178 Accounting for the additional £14.5million of GVA per annum generated by the construction phase of this Proposed Development and one of the Cumulative Sites, this would result in an estimated uplift of 2.6% (Manchester), or 4.7% (Trafford) of annual construction economic contribution at the District (benefitting Manchester and Trafford) scale. This is expected to be the minimum uplift in economic contribution as a result of the cumulative effect of the construction of the Proposed Development and Cumulative Schemes combined.

7.179 The sensitivity of the receptor (economic output from the construction sector in Manchester) is assessed as being **medium**, in line with criteria set out in Table 7.2. Economic output from the construction sector increased by 145.1% between 2012 and 2022, which is significantly above the increase seen at a regional and national scale however increased at a smaller rate of 19.8% in Trafford. However, it is noted that there remains a high claimant count in Manchester (7.2%) and low in Trafford (3.3%) compared to the regional and national scales as of October 2024. The GVA growth rates for Manchester and Trafford are above the increases in the North West and England.

7.180 The magnitude of effect is considered to be **medium** given estimated uplift of 2.6% (Manchester) or 4.7% (Trafford) annual construction GVA as a result of the construction employment at the District (Manchester and Trafford) scale.

7.181 The significance of the temporary effect of employment in the construction phase is considered to be **moderate beneficial** at the District scale, which is **significant**.

Disturbance to Neighbourhood Amenity

7.182 The sensitivity of the receptors is **medium**, assumed to be the same as those identified in the assessment related to the Proposed Development in isolation. All of the Cumulative Schemes are located within 1.8km of the Site and therefore the baseline characteristics are all assumed to be applicable.

7.183 As for the Proposed Development in isolation, best practice construction measures are expected to be implemented for each of the Cumulative Schemes, by way of appropriate management plans, such as, but not limited to, a CEMP. These measures serve to minimise any potential temporary construction effects. As such, magnitude of effect is considered to be **low**.

7.184 The potential temporary construction inter-cumulative effect on health and wellbeing is considered to be **minor to moderate adverse** which is **not significant**.

The Completed and Operational Development

Economy

7.185 Potential cumulative economic effects associated with the operational phases of the Proposed Development[45] and Cumulative Schemes have been estimated through review of publicly available information on TMBC Planning Portal as well as Pegasus assumptions. A summary of such economic effects is presented below.

7.186 It is estimated that the Proposed Development and Cumulative Schemes will provide homes for 3,065economically active residents. Data from the annual population survey, published by the ONS show that around 91% of the economically active population in Manchester are employed and around 98% in Trafford. Assuming this figure remains broadly the same, applying it to the population living in the Proposed Development and all Cumulative Sites, it could result in around 2,980 economically active and employed residents living there once the Sites are fully built and occupied. This is likely to be a mixture of people from outside the area, as well as existing residents who move from other parts of the local area.

7.187 If residents of the Proposed Development and Cumulative Schemes show a similar employment profile to the existing working age population of Manchester and Trafford, 1,898 of the economically active and employed people could be working in higher value occupations, which includes: managers, directors, senior officials, professional and associate professional & technical roles.

7.188 Additional household expenditure will be supported by the new dwellings. This is estimated to be around £66.1million per annum generated by the Proposed Development and Cumulative Sites.

[45] Assuming up to 70 dwellings associated with the Proposed Development only, as opposed to 120 total dwellings proposed. This aligns with the worst case assumptions used as the basis of the assessment of the Proposed Development in isolation.

7.189 Assuming the new dwellings fall within Band D, once fully occupied the 1,2,521 proposed dwellings are estimated to generate around £5million in additional council tax on an annual basis, or £.50million over 10-years.

7.190 Research suggest that the average homeowner spends approximately £5,000 to make their house 'feel like home' within 18 month of moving in. An updated figure of £6,000 has been used in this analysis in order to account for inflation. This includes money spent on things like furnishing and decorating – which generates economic benefits for the local economy in terms of direct and induced job creation. Applying the average one-off spend of £6,000 to the Proposed Development and Cumulative Sites, they will generate approximately £15.1million in first occupation expenditure within 18 months.

7.191 The sensitivity of the receptor (economic output from the construction sector in Manchester) is assessed as being **medium**, in line with criteria set out in Table 7.2. Economic output from the construction sector increased by 145.1% between 2012 and 2022, which is significantly above the increase seen at a regional and national scale however increased at a smaller rate of 19.8% in Trafford. However, it is noted that there remains a high claimant count in Manchester (7.2%) and low in Trafford (3.3%) compared to the regional and national scales as of October 2024. The GVA growth rates for Manchester and Trafford are above the increases in the North West and England.

7.192 The magnitude of effect is considered to be **high** given the considerable increase in the estimated increase in economically active residents generated by the Proposed Development, the additional household expenditure supported by the new dwellings, and additional council tax generated by the Proposed Development.

7.193 The significance of the permanent effect on economy in the operational phase is considered to be **major beneficial** at the District (Manchester and Trafford) scale, which is **significant**.

Housing

7.194 The Proposed Development in isolation is located largely within Manchester district and the Cumulative Schemes are either located within Manchester or the adjacent borough, TMBC. As such, while it is acknowledged that there will be housing generated by all schemes which supports local housing delivery targets, the effects are relevant to the district scale, and therefore, only those schemes located within Manchester administrative area are scoped into the assessment of potential cumulative effect in respect of housing once completed and operational.

7.195 The Proposed Development and Cumulative Schemes located within Manchester administrative area will deliver an estimated 210 dwellings, assumed to be over 3.5 years, equating to an average of around 60 dwellings per annum.

7.196 The significance of the effect on housing delivery has been assessed as follows:

- The sensitivity of the receptor is assessed as being **medium**, in line with criteria set out in Table 7.2. Affordability in Manchester lower than England, but slightly higher than the North West. In addition, the baseline indicates that Manchester is estimated to have an undersupply by a minimum of 500 new homes per annum.

- The magnitude of effect is considered to be **medium**, in line with criteria set out in Table 7.3, given the Proposed Development and Cumulative Schemes will deliver around 2.3% of the annual housing target in Manchester.

- The significance of the temporary cumulative effect of housing in the construction phase is considered to be **moderate beneficial** at the District scale which is **significant**.

Education provision

7.197 The pupil yield has been calculated based on the same ratios which have been used for consideration of the effect for the Proposed Development in isolation and also includes all 120 dwellings provided by the Proposed Development. It is estimated that there would be 343 pupils of primary school age (5-10 years old) generated by the Proposed Development and Cumulative Schemes. Based on the data presented in the Baseline, there is currently a surplus of 449 available primary school places within the area. Therefore, there is currently spare capacity to accommodate the primary school aged pupils generated by the Proposed Development and Cumulative Schemes.

7.198 Based on the above ratios for the pupil yield, it is estimated that there would be 213 pupils of secondary school age (11-15) generated by the Proposed Development and Cumulative Schemes. Based on the data presented in the Baseline there is currently a surplus of 1,118 secondary school places within the study area. Therefore, there is also sufficient capacity to accommodate the secondary school aged pupils generated by the Proposed Development and Cumulative Schemes.

7.199 The sensitivity of receptor is **low** as the schools in the study area have capacity at present.

7.200 The magnitude of effect is considered to be **medium** as although there is an increase in demand for school places in the study area, there would still be capacity for both primary

schools (106 places) and secondary schools (905 places) following the completion of the scheme. The significance of permanent cumulative effect in relation to education provision as a result of the operational phase is **minor to moderate adverse** at the local scale, which is **not significant**.

Healthcare Provision

7.201 With the anticipated increase in population of 6161 generated by the Proposed Development and Cumulative Schemes, there would be an increase in the number of patients in the study area from 176,904 to 183,065. Assuming there would be no change in the number of available GPs as identified in the current baseline, it is estimated that this would result in a patient: GP ratio of 1,620: 1. This remains below the average ratio across England.

7.202 The sensitivity of receptor is considered to be **low** in line with criteria set out in Table 7.2, due to the fact that within 2 miles of the Site, the 18 GP surgeries currently have a patient to GP ratio of 1,566 which is below average and all but 2 are accepting new patients and 7 are accepting out of area registrations.

7.203 The magnitude of effect is **low** given the moderate increase in demand for services.

7.204 The significance of permanent effect in relation to healthcare provision as a result of the operational phase is **minor adverse** at the local scale, which is considered **not significant**.

Open Space and Recreation

7.205 The sensitivity of receptor is **high**, assuming a worst-case position in line with the sensitivity of receptor for the Proposed Development in isolation.

7.206 The magnitude of effect is considered to be **medium**. The Proposed Development will provide open space that is publicly accessible, and Cumulative Scheme no.3 involves the redevelopment of Longford Park, which is adjacent the western boundary of the Site to improve existing provision for all existing and future users.

7.207 The significance of permanent cumulative effect in relation to open space and recreation provision as a result of the operational phase is **major beneficial** at the District scale, which is **significant**.

7.208 Limited information is publicly available regarding exact areas of proposed new open space and recreational provision in relation to the Cumulative Schemes. However, each scheme appears to indicate a commitment to providing amenity and/or leisure space as part of their proposals. Therefore, the cumulative assessment in respect of open space and recreation can

be assumed to be a worst-case position. In reality, it is expected that provision will be beneficial for existing and future residents and users of amenities in the study area once schemes are completed and operational, and significance would be further bolstered. .

Health and Wellbeing

7.209 The sensitivity of the receptors, local residents and/or users of the Proposed Development, is **medium**, as identified in the assessment related to the Proposed Development in isolation. Baseline characteristics identified consider District level spatial scale and therefore the sensitivity is considered applicable when considered against the receptors of relevance to the Proposed Development and Cumulative Schemes.

7.210 The magnitude of the effect is considered to be **high** as there are considerable socio-economic benefits resulting from the Proposed Development and Cumulative Schemes, considerable increase in housing supply and quality in the local area, proposals designed to minimise risk of crime and optimise community interaction and safety, increase public accessibility to and quality of open space, and opportunity for increased physical activity area and social cohesion and activities.

7.211 As such, the significance of the permanent inter-cumulative effect is assessed as being **major beneficial** at the District level, which is **significant**.

Intra Cumulative Effects

7.212 Intra-Project effects are those effects that occur as a result of impact interaction between different environmental topics within the same project.

7.213 An assessment of the potential impacts on health and wellbeing informed by other assessments is undertaken and presented in this ES. This is the key consideration in respect of potential for intra-cumulative effects in respect of socio-economics and health.

Enabling and Construction Phase

7.214 Accounting for all potential synergistic health and wellbeing effects during the construction phase, the sensitivity of receptor is considered to be **medium**, and the magnitude of effect within this socio economic and health assessment is considered to be **low**, with potential temporary overall construction effects on health and wellbeing considered to be **minor to moderate adverse** which is **not significant**. Further detail is presented in paragraphs 7.123 to 7.127 of this chapter.

The Completed and Operational Development

7.215 Once the Proposed Development is completed and operational, the sensitivity of receptor is considered to be **medium**, and the magnitude of effect within this socio economic and health assessment is considered to be **high**, with potential temporary overall construction effects on health and wellbeing considered to be **major beneficial** which is **significant**. Further detail is presented in paragraphs 7.146 to 7.152 of this chapter.

7.216 No other receptor or receiving environment identified in the socio-economics and health chapter for the construction and operational phase of the Proposed Development is likely to experience interactions as a result of intra-project cumulative effects.

Conclusions

7.217 Overall, the Proposed Development is considered to provide beneficial effects during the construction phase in relation to employment and economic contribution. Once operational, significant beneficial effects are expected in relation to wider economic effects, housing, open space and health and wellbeing.

7.218 Adverse but not significant effect is predicted in relation to disturbance to neighbourhood amenity during the construction phase. However, this will be temporary and managed by best practice measures through a CEMP and measures outlined in the Contaminated Land Remediation Strategy, which will ensure the Site can be safely redeveloped. Crucially, the remediation work undertaken will ensure that land will be made safe for use and publicly accessible once again for recreational purposes.

7.219 Adverse but not significant effect is predicted for education and healthcare once the Site is complete and operational relating to slight increases in demand for related infrastructure. However, baseline analysis indicates that such infrastructure has sufficient existing capacity to manage such increased demand.

7.220 Table 7.28 provides a summary of effects, mitigation, and residual effects.

Table 7.28: Summary of Effects, Mitigation and Residual Effects

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Construction								
Employment	Construction employment on-site	Temporary	Medium	Low	District	Minor to moderate **Not significant**	LLA	Moderate beneficial **Significant**
Economic Output	Economic output generated by construction	Temporary	Medium	Medium	District	Moderate beneficial **Significant**	n/a	Moderate beneficial **Significant**
Disturbance to neighbourhood amenity	Potential for disturbance to local people as a result of construction activities	Temporary	Medium	Low	Local	Minor to moderate adverse **Not significant**	CEMP Contaminated Land Remediation Strategy	Minor to moderate adverse **Not significant**
Operation								
Economy	Increase in household spend, first occupation expenditure and council tax	Permanent	Medium	Medium	District	Moderate beneficial **Significant**	n/a	Moderate beneficial **Significant**

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Housing	Increased provision of housing	Permanent	Medium	Medium	District	Moderate beneficial **Significant**	n/a	Moderate beneficial **Significant**
Educational capacity	Increased number of pupils living at Proposed Development	Permanent	Low	Low	Local	Minor adverse **Not Significant**	n/a	Minor adverse **Not Significant**
Healthcare provision	Increased demand for healthcare services	Permanent	Low	Low	Local	Minor adverse **Not Significant**	n/a	Minor adverse **Not Significant**
Open Space	Increased provision of open space	Permanent	High	**Medium**	**Local**	Moderate beneficial **Significant**	Land to be managed and maintained by a management company approved by MCC	Moderate beneficial **Significant**
Health & wellbeing	Potential positive effects that affect health and wellbeing of	Permanent	Medium	High	District	Major beneficial **Significant**	Contaminated Land Remediation Strategy	Major beneficial **Significant**

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
	existing and future residents							
Cumulative Effects								
Inter- Project Effects								
Construction								
Employment	No proposed overlap of effects	Temporary	Medium	High	District	Major beneficial **Significant**	LLA	Major beneficial **Significant**
Economic Output	No proposed overlap of effects	Temporary	Medium	Medium	District	Moderate beneficial **Significant**	n/a	Moderate beneficial **Significant**
Disturbance to neighbourhood amenity	Potential for disturbance to local people as a result of construction activities	Temporary	Medium	Low	Local	Minor to moderate adverse **Not Significant**	CEMPs Contaminated Land Remediation Strategy	Minor to moderate adverse **Not Significant**
Operational								

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Economy	No proposed overlap of effects	Permanent	Medium	High	District	Major beneficial **Significant**	n/a	Major beneficial **Significant**
Housing	No proposed overlap of effects	Permanent	Medium	Medium	District	Moderate beneficial **Significant**	n/a	Moderate beneficial **Significant**
Education	No proposed overlap of effects	Permanent	Low	Medium	Local	Minor to moderate adverse **Not significant**	n/a	Minor to moderate adverse **Not significant**
Healthcare provision	No proposed overlap of effects	Permanent	Low	Low	Local	Minor adverse **Not significant**	n/a	Minor adverse **Not significant**
Open Space	No proposed overlap of effects	Permanent	High	High	District	Major beneficial **Significant**	n/a	Major beneficial **Significant**
Health & wellbeing	Potential positive effects that affect health and wellbeing of existing and future residents	Permanent	Medium	High	District	Major beneficial **Significant**	Contaminated Land Remediation Strategy	Major beneficial **Significant**

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Intra-Project Effects								
Interaction of effects from perspective of socio-economics and health	See above for Disturbance to Neighbourhood Amenity (Construction phase) and Health and Wellbeing (Completed and Operational phase)	-Permanent	Medium	Medium	District	Moderate **Significant**	Contaminated Land Remediation Strategy	Moderate **Significant**

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8 CLIMATE CHANGE

Introduction

8.1 This Chapter focuses on both the impact of the Proposed Development on climate change (i.e. Greenhouse Gas ("GHG") emissions associated with the Proposed Development) and the effects of climate change on the Proposed Development itself (i.e., climate change resilience and adaptation). As these are two separate but linked issues, this ES Chapter is split into two parts:

- Part A: Greenhouse Gas Emissions. This part of the ES Chapter reports an assessment of the likely significant effects of the Proposed Development on the global atmosphere through the emission of GHGs. It describes the assessment methodology; the baseline conditions; the mitigation measures required to prevent, reduce or offset any significant adverse effects; and the likely residual effects after these measures have been employed. This section follows a traditional EIA approach whereby the significance of the effects is assessed. This assessment has been undertaken in line with the Institute of Environmental Management and Assessment ("IEMA") Guide to Assessing GHG Emissions and Evaluating their Significance 2nd Edition (2022); and,

- Part B: Climate Change Resilience Risk Assessment. This section sets out an assessment of the Proposed Development's resilience and adaptation to climate change. This assessment follows a risk assessment approach, rather than a traditional assessment of effect significance. This assessment has been undertaken in line with the methodology advocated in the IEMA Guide to Climate Change Resilience and Adaptation 2nd Edition (2020).

8.2 GHGs include carbon dioxide, methane, ozone, nitrous oxide, Chlorofluorocarbons (CFCs) and water vapour. As GHGs vary in terms of their impact on climate change, a measure known as carbon dioxide equivalent (CO2eq) is used to standardise the climate impact of different greenhouse gases. Throughout this Chapter, CO_2eq is used as a standard metric to enable us to compare the emissions from various GHGs.

8.3 This Chapter of the ES has been prepared by Ridge and Partners.

8.4 This Chapter is supported by the following figures and appendices:

- **Appendix 8.1**: Phi Low Carbon (December 2024) Passivhaus Verification LETI Operation and Embodied Carbon Concept Stage Summary Report Revision A.

Legislative and Planning Policy Context

Legislation

8.5 The Climate Change Act 2008 committed the UK to an 80% reduction in carbon emissions relative to the levels in 1990, to be achieved by 2050. The UK Government set carbon budgets 1 to 5 to meet the 80% emission reduction target.

8.6 In June 2019, secondary legislation amended that target to require that the UK reduce all greenhouse gas emissions to net zero by 2050 relative to 1990 levels. In April 2021, the Government confirmed its intention to ratify 'The Sixth Carbon Budget' which effectively requires a 78% reduction in UK territorial emissions between 1990 and 2035.

8.7 Following the 21st United Nations Climate Change Conference (COP21) in 2015, the Paris Agreement was adopted. It is a legally binding international agreement on climate change. As part of the agreement, countries are required to submit a Nationally Determined Contribution (NDC) to set out the actions they will take to meet the goals of the agreement. In its NDC, the UK committed to reducing economy-wide greenhouse gas emissions by at least 68% by 2030, compared with 1990 levels. The UK's NDC is on the pathway to the 2050 net zero target.

National Planning Policy

National Planning Policy Framework (December 2024)

8.8 Section 14 of the National Planning Policy Framework ("NPPF") specifically addresses the challenge of climate change. Paragraph 164 states that: *"…New development should be planned for in ways that:*

a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and

b) *help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.*"

Local Planning Policy

Places for Everyone Joint Development Plan

8.9 The Places for Everyone Joint Development Plan (2024) contains the strategic planning policies for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. With respect to climate change and sustainability considerations, the following policies in the Places for Everyone Joint Development Plan are of particular relevance to the assessment.

Policy JP-S2: Carbon and Energy

8.10 This policy states that *'the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including*:

- *Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling;*
- *Promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured; and*
- *Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities;*
- *Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree planting and natural flood management techniques'*

8.11 There is *'an expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable;*

Be net zero carbon which applies:

- *From adoption – to regulated operational carbon emissions;*
- *From 2028 – to all emissions 'in construction'.*

From 2025 development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions. Development proposals should set out how this has achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:

a. Minimise energy demand;

b. Maximise energy efficiency;

c. Use renewable energy;

d. Use low carbon energy; and

e. Utilise other energy sources.

From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund. As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies….'

8.12 Development will be expected to '*incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site.'*

8.13 Where practicable, development will be expected to *'prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date'*.

8.14 Residential developments will be expected to *'achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation…'*

'For renewable energy generation priority should be given to PV installation where technically feasible, alternative technologies will be appropriate where the equivalent generation is evidenced. '

8.15 Applications should *'include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximise reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation. Whole life cycle emissions should be considered where possible. Districts may set out specific carbon emission reduction and energy demand targets within Local Plans'*.

Policy JP-S4: Flood Risk and the Water Environment

8.16 This policy states that *'Greater Manchester is located within a complex hydrological network that extends into surrounding districts and beyond. This means that individual areas cannot be viewed in isolation, as rainfall and activities in one place can have significant impacts on the water environment in other locations'*.

'Climate change is expected to significantly increase peak river flows and surface water run-off as a result of more intense rain events, potentially placing many more properties at risk in the future unless flood defences, drainage and run-off management are improved. A coordinated catchment-wide approach to all types of flood risk will be required to address these challenges and minimise potential harm to people and property, including actions upstream of Greater Manchester.'

'Sustainable Drainage System ("SuDS") schemes can provide appropriate solutions to addressing both flood risk and water quality issues and are mandatory for major development unless clear evidence indicates that they would be inappropriate. Development proposals should achieve greenfield run-off rates where possible, depending on site conditions. Alternative surface water discharge rates can be set out in district local plans to reflect local circumstances and evidence'.

'In addition to the general need to improve water quality, the Environment Agency has defined source protection zones for groundwater sources such as wells, boreholes and springs used for public drinking water supply. The control of potentially contaminating activities is particularly important in these locations.'

'It is important that water is conserved and efficiently used as much as possible to help build resilience to periods of drought; avoid over abstraction; reduce carbon emissions from water treatment and disposal; and protect river and wetland habitats from degradation. All new homes have to meet mandatory national standard set out in Building Regulations (of 125 litres/person/day). Where there is a clear local need, the government's Housing Optional Technical Standards paragraph 013 and 014 set out that local authorities may also consider tighter water efficiency requirements for new homes (110 litres a day) to help manage water demand.'

Policy JP-P1: Sustainable Places

8.17 This policy sets out *'key attributes that all developments wherever appropriate, should be consistent with''*. The list of key attributes includes:

- *'Resilient, capable of dealing with major environmental events';*

- *'Adaptable, able to respond easily to varied and changing needs and technologies';*
- *'Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained';* and
- *'Resource efficient with:*
    - *Low carbon Footprint*
    - *Efficient use of land;*
    - *Minimised use of new materials;*
    - *High levels of recycling'*

Manchester Core Strategy

8.18 The Manchester Core Strategy (2012) is the Adopted Development Plan for Manchester City Council. With respect to climate change and sustainability considerations, the following policies are included within the Manchester Core Strategy (2012) although some elements of these have been superseded by the Places for Everyone Plan. Relevant extracts which are still valid are provided below.

Policy EN4: Reducing CO2 Emissions by Enabling Low & Zero Carbon Development

8.19 This policy sets out the following actions:

- "*Wherever possible new development and retrofit projects, including energy generation plant, must be located, and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.*
- *Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.*
- *Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/ or to incorporate provision to enable future connection to any existing/ potential decentralised energy schemes.*
- *The use of building material with low embodied carbon in new development and refurbishment schemes*".

Policy EN5: Strategic Areas for low and zero carbon decentralised energy infrastructure

8.20 This policy sets a requirement for key developments to consider being part of or providing an anchor to a new local energy network.

8.21 Within specific strategic areas (including the Oxford Street corridor) new development, regeneration and retrofit projects, will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans. The Council will work with all relevant stakeholders, which may include developers, landowners, residents, community groups, private sector partners, utilities companies, neighbouring authorities, and other public sector bodies, as appropriate, to bring forward such plans.

8.22 Where investment or development is being undertaken into or adjacent to a public building/asset or district heating network, full consideration shall be given to the potential role that these can have in providing an anchor load within a decentralised energy network or in creating opportunities for CO_2 reduction funded by contributions.

Policy EN6: Target framework for CO2 reductions from low or zero carbon energy supplies

8.23 This policy did set a requirement for non-residential developments of over 1000m^2 to achieve a minimum performance target, however this is now superseded by Policy JP-S2 in the Places for Everyone Plan.

8.24 The policy continues to require submission of *'an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the project regulated energy demand and associated CO_2 emissions for all phases of the development'*.

Table 8.1 Minimum required % CO2 improvement for Policy EN6

Target	% Minimum Requirement
Target 1: Network development area	CHP/district heating anchor or connection or where not feasible, a 15% increase on Part L 2010
Target 2: Electricity intense buildings	+10%increase on Part L 2010
Target 3: Micro generation area	+15% increase on Part L 2010

Policy EN8: Adaptation to Climate Change

8.25 This policy requires all new development "*to be adaptable to climate change in terms of the design, layout, sitting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, this is not an exhaustive list*:

- *Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways*

- *The need to control overheating of buildings through passive design*

Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO_2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance".

Policy EN14: Flood Risk

8.26 This policy states that:

- "*In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).*

- *In addition to the requirements for site specific Flood Risk Assessments ("FRAs") set out in the PPS25, an appropriate FRA will also be required for all development proposals including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA. .*

- *The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure.*"

Trafford Core Strategy

8.27 The Trafford Core Strategy (2012) is the Adopted Development Plan for Trafford Council. The Trafford Core Strategy (2012), includes policies relating to climate change and sustainability, although some elements of these have been superseded by the Places for Everyone Plan. Relevant extracts which are still valid are provided below.

8.28 Policy L5.1 Climate change requires that *'New development should mitigate and reduce its impact on climate change factors, such as pollution and flooding and maximise its sustainability through improved environmental performance of buildings, lower carbon emissions and renewable or decentralised energy generation'. It also states that 'The Council*

will encourage applicants to consider and incorporate CO2 reduction design techniques within the building prior to investigating technology solutions'.

Relevant Guidance

IEMA (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance (2nd Edition)

8.29 This document is the key guidance for assessing the impact of a project on climate change. It reflects the 2019 amendment to the UK's legally binding Climate Change Act 2008 in response to the Paris Agreement, setting a new and challenging target to reduce UK GHG emissions to net zero by 2050, accounting for residual emissions which are offset. This guidance confirms that all emissions contribute to climate change, however specifically in the EIA context it provides relative significance descriptions to assist in the assessment of likely significant effects. It sets out levels of significance which are not solely based on whether a project emits GHG emissions alone, but how the project makes a relative contribution towards achieving a science-based 1.5°C aligned transition towards net zero.

IEMA (2020) EIA Guide to: Climate Change Resilience & Adaptation

8.30 This document provides guidance for considering the vulnerability of a project to climate change (climate change resilience). It provides a framework for the effective consideration of climate change resilience and adaptation in the EIA process.

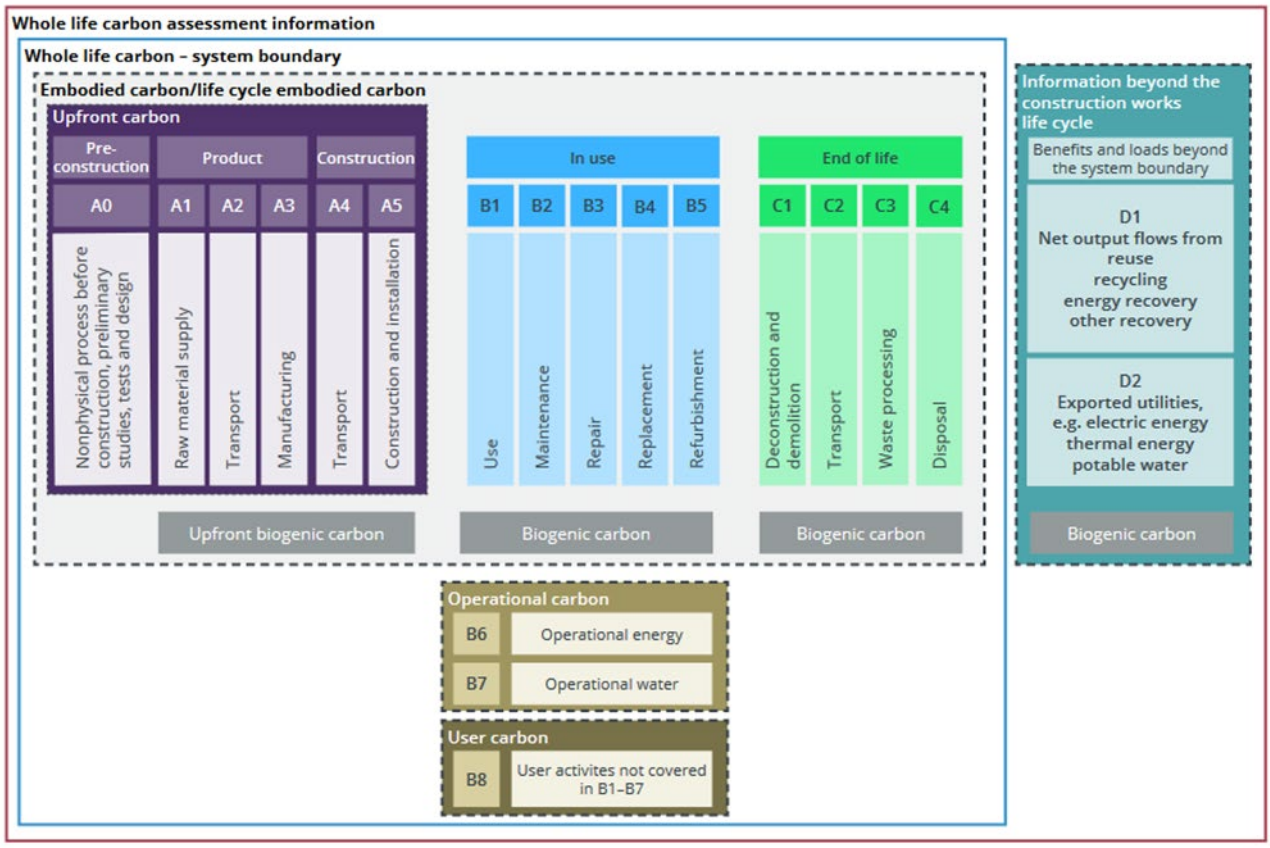
RICS (2024) Whole Life Carbon Assessment 2nd edition, Version 3

8.31 The Royal Institute of Chartered Surveyors (RICS) have developed an approved technical methodology for *'assessing the carbon impacts from buildings and related infrastructure assets/civil engineering works throughout their life cycle'*, known as a Whole Life Carbon Assessment (WLCA). This standard sets out this methodology, which is recognised as a clear and consistent approach to WLCA.

8.32 The RICS standard requires WLCAs to follow a modular structure for carbon reporting, which breaks down the built asset's life cycle into stages and modules. Some modules are broken down further into submodules; these are explained in more detail in the relevant life cycle stage in section 5.

8.33 **Figure 8.1** sets out the stages and modular structure for WLCAs.

Figure 8.1 Taken from RICS (2024) - Building and infrastructure life cycle stages and information modules (adapted from EN 15978, EN 17472 and EN 15643, with additions to illustrate biogenic carbon)



RIBA (2021) RIBA 2030 Climate Challenge v2

8.34 The Royal Institute of British Architects (RIBA) have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050. The voluntary operational energy and water use and embodied carbon performance targets that are set out in the 2030 Climate Challenge have been developed by the RIBA consultation with experts across the industry. The targets consider the latest recommendations from the Green Construction Board and are aligned with other built environment professional bodies.

8.35 The RIBA 2030 Climate Challenge targets for residential buildings are shown in Table 8.2.

Table 8.2 RIBA 2030 Climate Challenge CO2eq targets for residential buildings

RIBA Sustainable Outcomes Metrics	Business as Usual	2025 Targets	2030 Targets
Operational Energy kWh/m2/y	120kWh/m^2/y	<60kWh/m^2/y	<35kWh/m^2/y
Embodied Carbon $kgCO_2e/m^2$ (A1-A5, B1-B5, C1-C4)	1200$kgCO_2e/m^2$	<800$kgCO_2e/m^2$	<625 $kgCO_2e/m^2$

LETI (2020) Climate Emergency Design Guide

8.36 The Low Energy Transformation Initiative (LETI) is a voluntary network of built environment professionals, working together to put the UK and the planet on the path to a zero-carbon future. The LETI Climate Emergency Design Guide outlines how new buildings should be designed to ensure the UK's climate change targets are met. It covers five key areas: operational energy, embodied carbon, the future of heat, demand response and data disclosure. The Guide sets out requirements for four key building archetypes (small scale residential, medium/large scale residential, commercial offices, and schools).

8.37 The LETI targets for operational energy and embodied carbon, for small / medium / large scale housing are shown in Table 8.3 below.

Table 8.3 LETI Climate Emergency Design Guide Targets for Small / Medium & Large Scale Housing

Metric	Target
Operational Energy kWh/m^2/y	35kWh/m^2/y
Embodied Carbon $kgCO_2e/m^2$ (A1-A5, B1-B5, C1-C4)	<500$kgCO_2e/m^2$

UK Net Zero Carbon Building Standard Pilot Version

8.38 The pilot version of a new UK Net Zero Carbon Building Standard (UKNZCBS) was published in September 2024. This includes "*technical details on how a building should meet the Standard, including what limits and targets it needs to meet, the technical evidence needed to demonstrate this and how it should be reported. In the future, projects will be able to verify that a project conforms to the Standard*".

Part A Greenhouse Gas Emissions

Assessment Methodology and Significance Criteria

8.39 In accordance with EIA regulations Part A of this chapter addresses the impacts of the project on climate change, in line with IEMA (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance.

Identification of the Study Area

8.40 The study area for the assessment of the impact on climate change is the boundary of the Proposed Development but also encompasses relevant emissions arising outside of this boundary, including the embodied emissions associated with construction materials, and the emissions associated with the transportation of materials and workers to site and removal of waste from the site.

Desk-based Data

8.41 The following information has been used to inform the assessment of GHG emissions:

- Cradle to Grave Embodied Carbon Calculations for the buildings proposed using the Passivhaus Planning Package (PHPP). These cover RICS stages A1-5, B1-5, C1-C4, as shown in **Figure 8.1**. As these relate to the carbon associated with the building materials which are fixed at construction stage, these have been used as the basis for determining the Enabling and Construction Phase effects.

- Operational Energy Calculations for the buildings proposed using the Passivhaus Planning Package (PHPP). These form part of the basis for determining Operational Phase effects.

- Transport Assessment considering movements to and from the Proposed Development once operational. These also form part of the basis for determining Operational Phase effects.

8.42 While this is a detailed planning application, there are still many detailed elements of the design to be confirmed (as would typically be undertaken during RIBA Stages 3-4), and therefore there is insufficient detail to undertake a fully accurate Whole Life Carbon (WLC) assessment. However, in line with IEMA Guidance (2022) a reasonable worst-case approach will be taken.

Identification of Sensitive Receptors

8.43 As GHG emissions are not geographically limited and have a global effect rather than directly affecting any specific local receptor, the receptor for assessment of the impact of the project on climate change is the global atmosphere. The receptor is of high sensitivity, given the severe consequences of global climate change and the cumulative contributions of all GHG emission sources.

Characterisation of Effect

8.44 Magnitude will be determined in accordance with the below table which is based on the IEMA (2022) Guide and references the RIBA Climate Challenge v2 (2021).

8.45 Table 8.4 identifies how the magnitude of effects is determined for Greenhouse Gas Emissions.

Table 8.4 Impact on climate change greenhouse gas emissions – Determining Magnitude

Magnitude of Impact	Criteria for assessing impact
Major Adverse	The project's GHG impacts are not mitigated or are only compliant with do-minimum standards set through regulation, and do not provide further reductions required by existing local and national policy for projects of this type. A project with major adverse effects is locking in emissions and does not make a meaningful contribution to the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the 'Business as Usual' thresholds set out within the RIBA 2030 Climate Challenge.
Moderate Adverse	The project's GHG impacts are partially mitigated and may partially meet the applicable existing and emerging policy requirements but would not fully contribute to decarbonisation in line with local and national policy goals for projects of this type. A project with moderate adverse effects falls short of fully contributing to the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the '2025' targets set out within the RIBA 2030 Climate Challenge.
Minor Adverse	The project's GHG impacts would be fully consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. A project with minor adverse effects is fully in line with measures necessary to achieve the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the '2030' targets set out within the RIBA 2030 Climate Challenge.
Negligible	The project's GHG impacts would be reduced through measures that go well beyond existing and emerging policy and design standards for projects of this type, such that radical decarbonisation or net zero is achieved well before 2050. A project with negligible effects provides GHG performance that is well 'ahead of the curve' for the trajectory towards net zero and has minimal residual emissions. For example, the project's GHG emissions exceed the '2030' targets set out within the RIBA 2030 Climate Challenge.

Significance Criteria

8.46 The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. In addition, inherent design mitigation measures which are already being incorporated within the Proposed Development will be taken into account when determining the significance.

8.47 Table 8.5 demonstrates how significance is determined, based on the receptor being of high sensitivity (i.e the global climate) and is defined against magnitude of the impact. Effects which are moderate or major magnitude are considered significant.

Table 8.5 Impact on climate change greenhouse gas emissions – Significance Matrix

Magnitude	Significance
Major	Significant
Moderate	Significant
Minor	Not Significant
Negligible	Not Significant

Assumptions/Limitations

8.48 Operational energy calculations have been undertaken for all blocks, while embodied carbon calculations have been undertaken for all blocks except for the supported living accommodation. It is assumed that the performance of this block will be in line with the other apartment buildings as similar design principles will be followed.

8.49 The assessment is carried out using PHRibbon, a plugin to the PHPP (Passivhaus Planning Package). It follows the Royal Institution of Chartered Surveyors (RICS) Professional Standard on 'Whole life carbon assessment for the built environment' (edition 2 version3, Aug 2024) for 'concept design stage' as defined by RICS, which is sufficient to support the assessment at this planning stage.. It includes an uncertainty and contingency factor of 15% as required at RICS 'concept design stage''. It is based on the external dimensions in PHPP which overestimates quantities slightly thereby providing a robust estimation.

8.50 The scope of the assessment is limited to individual buildings only, as required by RIBA and LETI benchmarks, and excludes external works and landscaping. A building life of 60 years is assumed.

8.51 The assessment of construction stage GHG emissions has been based on assumptions as detailed below. The actual quantity of GHG emissions may be different to this as it will vary depending on the construction materials, construction methods etc.

8.52 The assessment is a Cradle to Grave calculation (stages A-C) to align with RIBA and LETI targets.

8.53 Data is also laid out in the RICS layout (where information is available at this planning stage).

8.54 Based on LETI guidance the embodied carbon calculations exclude:

- Renewables - this is because Photovoltaic (PV) panels have a high embodied carbon which would skew the results, whilst not capturing the benefits they provide from the displacement of carbon that would be required to generate energy from the grid.
- Non fixed Furniture, Fixtures & Equipment (FFE) - To avoid any difficulty comparing buildings that are fitted out with those that are not, this element is excluded.
- External Works- Both within and outside the site boundary. This is primarily to allow buildings to be compared against each other, without any confusion over the extent of the surroundings that should, or should not be included.

8.55 Operational energy has been calculated using PHPP. Actual energy performance may be different to the estimations provided, depending on both detailed construction stage design and operational use of the Proposed Development. Unregulated energy use could vary when the Proposed Development is operational, but it is not possible to accurately predict this energy use.

8.56 The PHPP calculations are also based on standard occupancy rates (determining Internal Heat Gains (IHG)) which are determined by the Passivhaus Institute based on the size of the dwelling unit. The IHG influences the energy demand for household appliances and the required summer ventilation (cooling load).

8.57 The fabric specification is detailed within the summary sheets, fabric losses influences the heating demand. The worst case has been assumed for the airtightness test.

8.58 The calculated operational energy figures include a 15% contingency to provide a robust assessment.

8.59 Detailed operational energy assumptions made for each block are provided within **Appendix 8.1**.

Baseline Conditions

8.60 In relation to Part A the impact of the project on climate change, i.e. Greenhouse Gas (GHG) emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the site remains in its current condition. The site is currently predominantly grassland and therefore it is assumed that there are no GHG emissions associated with the site in the baseline scenario.

8.61 The site is well served by existing public transport routes (buses and the Metrolink), connecting the site to amenities and centres of employment in the City Centre, Trafford and Salford. The closest tram / Metrolink stop is Firswood (circa 750m from the centre of the site). The Metrolink tram services connect the site to other areas of the City Centre, Altrincham, Eccles, East Didsbury, Media City, Ashton, the Airport, Rochdale, Bury, Salford Quays and the Trafford Centre. The nearest bus route corridor to the site is located on Edge Lane. The bus stops have shelters, seating, timetable information, and boarding facilities. An uncontrolled crossing is in place to provide access to westbound services. Details of the bus services stopping at the nearest bus stops are provided within the Transport Assessment report.

8.62 The site achieves a Greater Manchester Accessibility Level (GMAL) score of 5 – 6. The GMAL score is calculated using an interactive tool managed and maintained by Transport for Greater Manchester (TfGM). The tool measures accessibility by public transport of a point of interest and provides a score between 1 and 8, where 1 is a low level of accessibility and 8 is the highest level of accessibility. As such, the site is considered to have a good level of accessibility within a suburban area.

8.63 The site is considered to be well connected to a number of amenities. It is situated within a 10 minute walk from Chorlton District Centre and a 15 minute walk from Stretford District Centre, and is therefore within easy access of all the shopping, leisure and cultural amenities each offer. A selection of local shops, convenience stores and amenities are located in closer proximity at The Quadrant, and along Warwick Road South, close to Firswood tram stop.

8.64 The neighbouring area also contains a number of primary schools. Furthermore, the site is located directly adjacent to Longford Park, which falls within the administrative boundary of the Borough of Trafford. The park's leisure offering and services are therefore fully accessible from the site, making these two assets part of the South Manchester Green Infrastructure that support easy walking or cycling to many other green/open spaces along the Mersey Valley such as Sale and Chorlton Waterparks.

Embedded Mitigation

8.65 This section describes the measures which have been 'embedded' into the development.

Enabling and Construction Phase

8.66 As detailed within the Design and Access Statement, embodied carbon will be minimised through the use of a timber framed superstructure for all of the buildings using bio based cellulose insulation. The other key driver is the compact form factor of all the buildings, which means that more floor area is provided for less external fabric.

Operational Energy

8.67 Operational energy related GHG emissions have been minimised through the application of the Energy Hierarchy and Passivhaus standards as set out within the Energy Strategy Report (Ridge, 2024) and Design and Access Statement (5 Plus Architects, 2025). These are summarised below.

8.68 Throughout the design process, measures have been applied to reduce the energy demand associated with the development. In the first instance, the Passivhaus specialists (PHI Low Carbon) undertook a modelling exercise to set the building forms and orientations, and to advise on PSI and U-values.

8.69 U-values and air permeability targets will be delivered in accordance with Passivhaus standards, noting that these far exceed Building Regulations Part L performance. Glazing with a G-value of 0.41 is also specified to limit the amount of unwanted solar gain to avoid habitable rooms from overheating.

8.70 Without compromising Passivhaus principles, natural ventilation is maximised, where possible, through openable panels to reduce the reliance on mechanical ventilation. Passive solar control is provided via orientation, layout, form, glazing percentages and G-Values, to

[1] G-value, also known as total solar energy transmittance, is a coefficient used to measure the transmittance of solar gain through glazing

reduce heat gains and reduce / eliminate the need for artificial cooling. Sufficient glazing will be installed to ensure natural daylight targets are achieved, and to reduce reliance on artificial lighting.

8.71 The following efficiency measures and services are proposed as set out within the Energy Strategy Report:

- High efficiency LED lighting will be installed throughout the development. Lights within communal areas will be coupled with daylight dimming and absence / presence detection, where appropriate, to reduce the energy consumption and CO_2 emissions associated with lighting. Absence / presence detection will not be installed within the individual apartments.

- Energy efficient plant and white goods will be installed to reduce unregulated energy loads.

- Integrating variable speed pumps and fans will assist in reducing operational energy demand during off-peak hours.

- High efficiency fans with low specific fan powers (SFPs) will be selected to reduce the energy consumption of the ventilation systems.

- Highly efficient heat recovery on mechanical ventilation equipment will reduce fresh air heating and cooling loads. Where fresh air is supplied, and stale warm air extracted by mechanical ventilation, heat recovery will be used to recycle a minimum of 85% of the heat from the extracted air to warm the incoming air. The re-use of waste heat in the mechanical ventilation systems provides a significant step towards reducing CO_2 emissions. Mechanical ventilation with heat recovery (MVHR) units also work to pre-cool warm fresh air during summer months to reduce the cooling energy required in air-conditioned spaces. MVHR units will be installed within all apartments and communal spaces.

- Occupancy controls will be provided on equipment to landlord areas to reduce off-peak energy loads.

- Smart controls of primary plant and plant within landlord areas will be installed to optimise performance and match energy use with demand.

- Energy monitoring of landlord areas and primary plant will allow for the development of a real-life picture of energy use and carbon emissions.

- Power, lighting, major plant and separate areas will be individually metered to allow energy consumption to be monitored and reviewed. Baseline and target consumption levels will also be set to help reduce energy use.

- A battery storage system will be incorporated to serve each individual house and a solar PV sharing device system designed to serve the co-housing building.

- The mechanical systems within the apartment buildings shall also be controlled via a Building Management System.

8.72 An appraisal of low and zero carbon technologies has been undertaken as detailed within the Energy Strategy Report. The following two technologies are identified as appropriate and feasible for the site:

- Air source heat pumps (ASHPs) – these will be specified for the houses.

- Photovoltaic (PV) panels – these will be specified on both houses and apartments.

Operational Transport

8.73 The design of the Proposed Development includes a number of features to encourage the use of sustainable transport opportunities, including walking, cycling and public transport use. As detailed within the Design and Access Statement, the layout has been designed based on people-first principles with appropriate provision for active modes to ensure the site is fully permeable. Vehicle routes are designed to encourage slow speeds to create a suitable environment for all active travel modes and people of all ages and mobility levels. Traffic calming measures are incorporated across the site, including raised table treatments to reduce vehicle speeds and assist pedestrian crossings.

8.74 A 3m wide traffic free segregated footway / cycleway link is provided on the western edge of the site, to allow a connection from Longford Road to Rye Bank Road. Connections between the residential areas of the site are provided at regular intervals to allow residents and the wider community to move around. Localised improvements to existing pedestrian routes are also proposed.

8.75 Suitable levels of cycle parking will be provided for residents. All of the houses will have sufficient space to accommodate cycle parking within curtilage. The co-housing group has confirmed that it requires a total of 43 cycle parking spaces (including three cargo bike spaces) and four mobility scooter spaces. This will be accommodated in a dedicated store in the co-housing area. The age friendly apartments will be provided with bike storage space for each apartment. The autism friendly apartments will be provided with eight bike parking

spaces in a covered location. Sheffield stands will be provided in the landscape scheme for use by visitors.

8.76 Electric Vehicle (EV) charging points will be provided throughout the Proposed Development, including 1 per dwelling for the houses, and further EV charging provision for the apartments.

Assessment of Likely Significant Effects

Enabling and Construction Phase

8.77 Construction of the Proposed Development will result in CO_2eq emissions associated with construction transport (i.e. Heavy Goods Vehicle (HGV) movement and the transportation of the workforce) and emissions associated with the use of energy on site for construction activities.

8.78 Construction works will also result in carbon emissions associated with the embodied carbon within construction materials. Embodied carbon is the total greenhouse gas emissions generated to produce a built asset. This includes emissions caused by extraction, manufacture/processing, transportation and assembly of every product and element in an asset. It also includes the maintenance, replacement, deconstruction, disposal and end-of-life aspects of the materials and systems that make up the asset (UK Green Building Council, 2017).

8.79 Phi Low Carbon have undertaken an Embodied Carbon study for the Proposed Development (see **Appendix 8.1**). The site wide average embodied carbon total (including RICS stages A1-A5, B1-B5 & C1-C4) is 477kgCO_2/m^2. This is 4.6% below the RIBA 2030 Climate Challenge residential target for 2030 (500kg CO_2/m^2). This therefore represents performance beyond the trajectory to net zero carbon. In line with Table 8.5 this equates to a **Negligible** effect and is therefore **not significant**.

Operational Energy

8.80 The operation of the Proposed Development will result in CO_2eq emissions associated with energy usage for heating, cooling, ventilation, lighting, and electrical equipment, which will therefore result in an increase in emissions compared to the baseline scenario. There will also be carbon emissions associated with unregulated energy, e.g. plug-in equipment such as white goods and small power.

8.81 Energy Use Intensity (EUI) is the benchmark for operational energy used within the RIBA 2030 Climate Challenge. Phi Low Carbon have undertaken calculations of the EUI using

PHPP (see **Appendix 8.1**). The site wide average EUI is 40KWh/m^2/annum. This is 33.33% below the RIBA 2030 Climate Challenge residential target for 2025 (60KWh/m^2/annum), but 14.29% above the target for 2030 (35KWh/m2/annum). However, Phi Low Carbon have confirmed that as the developer is committed to ensuring all homes will be Passivhaus certified, it is considered that the actual operational energy performance will be close to the target. In addition, rooftop PV cells will be provided across the scheme (co-housing, Longford Park Villas, Communal Green Houses, Supported Living apartment building) which will generate electricity, further reducing the CO_2 associated with the energy used.

8.82 Therefore, it is considered that in terms of operational energy, the Proposed Development is in line with measures necessary to achieve the UK's trajectory towards net zero. Subsequently, in line with the IEMA guidance and Table 8.4 and Table 8.5, the effect of the scheme in relation to operational energy is **Minor Adverse** which is **not significant**.

Operational Transport

8.83 The Proposed Development consists of 120 homes, and will provide a total of 122 car parking spaces. The Transport Assessment confirms that a mode share of 52.2% car drivers has been assumed. While there will clearly be car movements to and from the Site with associated CO_2 emissions it is not possible to calculate the overall impact, as it is not known whether the occupier's driving habits will change as a result of moving to the Site. In addition, there are no recognised net zero carbon targets set out for benchmarking transport emissions from residential development.

8.84 The site occupies a sustainable location, accessible by a range of sustainable travel modes. The site is well located for access by active and sustainable travel modes to local amenities at the district centre, including various shops, banking facilities, food and beverage outlets, library, and health facilities. Access can also be gained to local schools, Furthermore, the layout has been designed based on 'people-first principles' to encourage travel by walking and cycling.

8.85 Therefore, it is considered that in terms of operational transport, the Proposed Development's impacts are fully consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. Subsequently, in line with the IEMA guidance and Tables 8.3 and 8.4, the effect of the scheme in relation to operational transport is considered to be **Minor Adverse** which is **not significant**.

Additional Mitigation / Enhancement Measures

8.86 This section describes the measures which are required to mitigate any significant environmental effects with regards to the effect of the Proposed Development on Climate Change. This details mitigation measures which are not designed into the proposals, and which require a commitment from the applicants to carry out further actions

Enabling and Construction Phase

8.87 As the predicted effect is negligible for the Enabling and Construction Phase, no additional mitigation or enhancement measures are required.

The Completed and Operational Development

8.88 The predicted effect is not significant for operational energy, and there are no additional mitigation or enhancement measures required.

8.89 For operational transport, the predicted effect is not significant, and additional mitigation is proposed through the further development and implementation of a Travel Plan for the scheme.

8.90 A framework travel plan has been produced by SK Transport Planning to encourage sustainable transport practices and reduce transport emissions associated with the development. As confirmed in the report, the objectives of the Travel Plan include:

- To raise awareness of the travel choices available.
- To provide travel information packs to new households.
- To investigate measures to promote the use of alternative modes of travel.
- To periodically evaluate the transport needs of residents.
- To periodically update residents to make sure they have all relevant travel information.
- To reduce single occupancy car trips and increase sustainable trip making.

8.91 The plan proposes several further measures, this includes appointment of a Travel Plan Coordinator, provision of Travel Packs to all residents, communications to promote active and sustainable travel, provision of a car club and monitoring over the five year life of the plan.

Summary of Residual Effects and Mitigation Measures

8.92 In line with best practice guidance, mitigation measures for reducing CO_2eq emissions during the Enabling and Construction Phase have already been incorporated into the design of the scheme, therefore residual effects are per those previously identified.

Table 8.6: Residual Effects Summary

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
	Construction				
Embodied CO_2eq emissions	Use of a timber framed superstructure for all the buildings using bio based cellulose insulation. Compact form factor of all the buildings, efficient design.	Negligible (Not Significant)	N/A	N/A	Negligible (Not Significant)
	Completed and Operational				
Operational CO_2eq emissions (Energy)	Implementation of Passivhaus principles Installation of ASHPs and PV panels	Minor Adverse (Not Significant)	N/A	Building Design Passivhaus certification Secured by Condition and Energy Strategy secured by condition	Minor Adverse (Not Significant)
Operational CO_2eq emissions (Transport)	Layout designed based on people-first principles with appropriate provision for active modes to ensure the site is fully permeable. Provision of cycle parking and EV charging	Minor Adverse (Not Significant)	Development Layout and implementation of Travel Plan	Masterplan Layout secured by condition. Appointment of Travel Plan Coordinator & Monitoring over first 5 years as set out in Travel Plan, secured by condition	Minor Adverse (Not Significant)

Summary of Residual Effects and Mitigation Measures

8.93 Best practice guidance recommends that the Proposed Development is assessed against whether its greenhouse gas emissions align with the UK's path towards net zero carbon by 2050. RIBA have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050.

8.94 Initial modelling of embodied carbon emissions has been undertaken which shows a likely **Negligible** effect on climate change, which is **not significant**.

8.95 Initial calculations of operational energy, together with the commitment to Passivhaus certification and the use of PVs across the site indicate a **Minor Adverse** effect on climate change, which is **not significant**.

8.96 Operational transport emissions predominantly through resident's car trips, are predicted to have a **Minor Adverse** effect on climate change, which is **not significant**.

Assessment of Cumulative Effects

Inter-Cumulative Effects

8.97 Cumulative climate change effects from other developments have not been assessed. In line with the IEMA (2022) guidance[2] an inter-development cumulative effects assessment has not been undertaken on a specific cumulative scheme basis; however, the proposed development's GHG emissions have been considered in the context of national net zero targets, in accordance with the methodology and best practice guidance. As such, the cumulative contributions of other GHG sources that make up the national and local contexts have been considered within the assessment.

[2] IEMA (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance (2nd Edition

Part B Climate Change Resilience Risk Assessment

Assessment Methodology and Significance Criteria

8.98 In accordance with the 2017 EIA regulations, Part B of this chapter addresses the vulnerability of the project to climate change (climate change resilience) in line with IEMA (2020) EIA Guide to: Climate Change Resilience & Adaptation.

Identification of the Study Area

8.99 The study area for the climate change resilience assessment is the Proposed Development itself.

Desk-based Data

8.100 The following information has been used to inform the Climate Change Resilience Risk Assessment:

- Flood Risk Assessment and Drainage Strategy;
- Ecological Assessment;
- Concept architectural, structural, drainage and landscape drawings;
- Phase II Geo-Environmental Site Assessment;
- Design and Access Statement.

8.101 A workshop with the design team was held to run through the climate resilience assessment and to identify inherent and additional mitigation measures.

Identification of Sensitive Receptors

8.102 For the Climate Change Resilience Risk Assessment, receptor groups are identified, and their sensitivity is determined based on the susceptibility of the receptor (e.g. ability to be affected by a change – low, medium or high) and the vulnerability of the receptor (i.e. potential exposure to a change – low, medium or high).

- Low susceptibility: receptor has the ability to withstand/not be altered much by the projected changes to the existing/prevailing climatic factors (e.g. retain much of its original function and form).

- Moderate susceptibility: receptor has some limited ability to withstand/not be altered by the projected changes to the existing/prevailing climatic conditions.
- High susceptibility: receptor has no ability to withstand/not be substantially altered by the projected changes to the existing/prevailing climatic factors.
- Low vulnerability: Climatic factors have little influence on the receptors.
- Moderate vulnerability: receptor is dependent on some climatic factors but able to tolerate a range of conditions.
- High vulnerability: receptor is directly dependent on existing/prevailing climatic factors and reliant on these specific existing climate conditions continuing in future or only able to tolerate a very limited variation in climate conditions.

8.103 Table 8.7 identifies how the sensitivity of receptors is determined.

Table 8.7 Climate Resilience – Sensitivity of Receptors

	1 (Low vulnerability)	2 (Moderate vulnerability)	3 (High vulnerability)
1 (Low susceptibility	1 (Low sensitivity)	2 (Low sensitivity)	3 (Moderate sensitivity)
2 (Medium susceptibility)	2 (Low sensitivity)	4 (Moderate sensitivity)	6 (High sensitivity)
3 (High susceptibility)	3 (Moderate sensitivity)	6 (High sensitivity)	9 (High sensitivity)

Characterisation of Effect

8.104 Magnitude has been determined based on a combination of likelihood (the chance of the effect occurring over the lifespan of the project if the risk is not mitigated) and consequence (which will reflect the geographical extent of the effect or the number of receptors affected, the complexity of the effect, degree of harm to those affected and the duration, frequency and reversibility of effect).

- Very Low likelihood: The event may occur once during the lifetime of the project.
- Low likelihood: The event may occur once or on limited occasions during the lifetime of the development.

- Moderate likelihood: The event may occur limited times during the lifetime of the development.
- High likelihood: The event will occur on several occasions during the lifetime of the development.
- Very high likelihood: The event occurs multiple times during the lifetime of the development e.g. approximately annually.
- Low consequence: Minor disruption to business operations / no risk to building occupants / no damage to buildings / infrastructure.
- Moderate consequence: Some disruption to building operations / slight risk to building occupants / slight damage to buildings / infrastructure.
- High consequence: Major disruption to business operations / risk to building occupants / significant damage to buildings / infrastructure.

8.105 Table 8.8 identifies how the magnitude of effects is determined.

Table 8.8 Climate Resilience – Determining Magnitude

	1 (Low consequence)	2 (Moderate consequence)	3 (High consequence)
1 (Very low likelihood)	Negligible	Negligible	Negligible
2 (Low likelihood)	Minor magnitude	Minor magnitude	Moderate magnitude
3 (Moderate likelihood)	Minor magnitude	Moderate magnitude	Major magnitude
4 (High likelihood)	Moderate magnitude	Major magnitude	Major magnitude
5 (Very High likelihood)	Moderate magnitude	Major magnitude	Major magnitude

Significance Criteria

8.106 The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. The Impact Significance Matrix is set out in Table 8.9.

Table 8.9 Climate Resilience – Determining Significance

Magnitude	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Major	Significant	Significant	Significant
Moderate	Significant	Significant	Not significant

Magnitude	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Minor	Significant	Not significant	Not significant
Negligible	Not significant	Not significant	Not significant

Assumptions/Limitations

8.107 The assessment of the impacts of climate change on the Proposed Development is based on assumptions about the future effects of climate change. The climate change predictions used within the climate resilience assessment are based on the most recent UK Climate Projections published in 2018 (UKCP18) developed by the UK Climate Impacts Programme (UKCIP). These assume a high emissions scenario (worst case).

Baseline Conditions

8.108 The existing baseline for the climate change resilience assessment is the current climate in the location of the Proposed Development. Historic climate data obtained from the Met Office website (accessed October 2024) recorded by the closest meteorological station to the Proposed Development (Woodford Station) for the 30-year climate periods of 1981-2010 and 1991-2020, is summarised in the below table and shows an increase in the average annual maximum daily temperature.

Table 8.10 Historic Climate data recorded by the closest meteorological station

Climate Period	1981-2010		1991-2020	
Climatic factor	Month	Figure	Month	Figure
Average annual maximum temperature (°C)	-	13.2°C	-	13.6°C
Warmest month by maximum temperature (°C)	July	20.2°C	July	20.7°C
Coldest month by maximum temperature (°C)	January	6.9°C	January	7.1°C
Mean annual rainfall levels (mm)	-	867.05mm	-	868.40mm
Wettest month on average (mm)	October	98.83mm	December	96.98mm
Driest month on average (mm)	February	51.46mm	March	52.53mm

8.109 The Met Office baseline climate averages for the Northwest England and North Wales District (Met Office Website, accessed October 2024) identify gradual warming between 1961 and 2010. Information on mean maximum annual temperatures (°C) and average annual rainfall (mm) is summarised in the below Table.

Table 8.11 Historic climate data for the NW England and N Wales District

Climate period	Mean maximum annual temperatures (°C)	Mean annual rainfall (mm)
1961-1990	11.75°C	1260.19mm
1971-2000	12.04°C	1275.09mm
1981-2010	12.35°C	1304.79mm
1991-2020	12.66°C	1337.93mm

8.110 The Met Office website (accessed October 2024) confirms that past severe weather events in the last 5 years have included heatwaves, severe flooding, severe winter weather with significant snowfalls, and storm and high wind events.

8.111 UK Climate Projections published in 2018 (UKCP18) have been developed by the UK Climate Impacts Programme (UKCIP) to provide projections for future climatic scenarios and trends. The Table below provides a summary of predictions for summer and winter changes by the 2070s (Met Office, 2018).

Table 8.12 Future climate estimates under a high emission scenario (England)

Summer rainfall change	Winter precipitation change	Summer temperature change	Winter temperature change
57% drier to 3% wetter	2% drier to 33% wetter	1.1 °C warmer to 5.8 °C warmer	0.7 °C warmer to 4.2 °C warmer

Embedded Mitigation

8.112 A number of measures for reducing the potential impact of climate change on the Proposed Development have been 'embedded' into the development to ensure it is climate change resilient.

8.113 The embedded mitigation measures are as follows:

- The post development surface water discharge rates will be designed for an increase in the rainfall intensity of 40% and 45% for the 1 in 30-year and 1 in 100-year storm events respectively to allow for climate change;
- Retention of trees over the site and street tree planting;
- SUDS included across the site;

- pond.
- permeable paving.
- sub-base paving attenuation.
- rain gardens.

- Building and roofs designed against the risk of high winds (in line with Eurocodes);
- Air intake and exhaust positions protected from direct wind impact and water ingress where possible;
- Access controls on apartment doors with safety features;
- Low heating in accordance with Passivhaus design;
- Overheating analysis completed, the project is designed to 2020 medium scenarios;
- Reduced asphalt;
- Planting designed to take account of extremes of temperature and precipitation events (native or climate resilient);
- External fabric to be designed as a weathertight structure;
- Roof and external wall materials will have a design life of a minimum of 40 years;
- Sound detailing of design, specification of natural materials which weather with time;
- Rainwater goods designed to appropriate standards;
- Low water use sanitary fittings and appliances, shared facilities specified where appropriate to minimise water demand;
- Provision of space for residents to install water butts;
- Pulsed output water meters to be installed on the water supply so that occupants can monitor their water usage;
- Structural engineers will ensure design of foundations is mitigated against the risk of ground shrinkage; and

- Materials have been chosen to maximise durability.

Assessment of Likely Significant Effects

Enabling and Construction Phase

8.114 Given the relatively short timescale for the construction phase (3.5 years) and its temporary nature, it is not considered that there will be any significant effects associated with the construction phase in relation to the climate change resilience assessment. Therefore, this assessment considers the operation of the completed development only.

The Completed and Operational Development

8.115 Table 8.13 identifies the potential impacts associated with climate change, the receptors affected (and the sensitivity of those receptors), the magnitude of the impact (likelihood and consequence of impact) and the overall significance (based on mitigation already incorporated).

Table 8.13 Climate Resilience Assessment

Hazard	Impact	Embedded Mitigation	Receptor	Likelihood	Consequence	Magnitude	Significance
Increased flooding	Rising flood levels can cause inundation of buildings. Infrastructure could also be affected. The development site falls wholly within Flood Zone 1 (Low Risk). Most of the site is at very low (<0.1%) risk of surface water flooding but there is a small area of high risk in centre of site associated with an existing drainage feature. There is a medium risk of flooding from groundwater. The site is not at risk of flooding from any other source (see the FRA produced by Renaissance).	The post development discharge rates will be designed for an increase in the rainfall intensity of 40% and 45% for the 1 in 30-year and 1 in 100-year storm events respectively to allow for climate change. Retention of trees over the site and street tree planting SUDS included across the site; -pond -permeable paving -Sub-base paving attenuation -rain gardens Risk of groundwater flooding to be mitigated by ensuring building finished floor levels are set above external levels.	Buildings and infrastructure (Moderate sensitivity)	1	3	Negligible	Not Significant
Increased likelihood of storms (high winds)	High winds can result in a risk of structural damage to buildings and reduction of mechanical ventilation capacity.	Buildings and roofs designed to account for the risk of high winds (in line with Eurocodes). Air intake and exhaust positions protected from direct wind impact where possible.	Buildings and infrastructure (Moderate sensitivity)	1	2	Negligible	Not Significant
	High winds may cause a risk to occupants' safety in public realm	Retention of trees over the site and street tree planting to deflect / divert wind from pedestrian areas and provide shelter.	Public realm users (Moderate sensitivity)	1	2	Negligible	Not Significant

Hazard	Impact	Embedded Mitigation	Receptor	Likelihood	Consequence	Magnitude	Significance
	Risk to the safety of building occupants from doors slamming.	Access controls on apartment doors with safety features.	Building occupants (Moderate sensitivity)	1	2	Negligible	Not Significant
More extreme heat and cold events, and greater temperature variation	Extremes of temperature may result in building services being unable to maintain thermal comfort levels and could affect people living in the homes.	Overheating analysis completed, the project is designed to 2020 medium scenarios. Retention of trees over the site and street tree planting will help to cool the area down and provide shading.	Building occupants (Moderate sensitivity)	3	2	Moderate	Significant
	Extreme external temperatures could affect users of public realm.	Retention of trees over the site and street tree planting will help to cool the area down and provide shading. Reduced asphalt (light coloured surfaces attract less heat)	Users of public realm (Moderate sensitivity)	2	2	Minor	Not Significant
	Extreme cold events may lead to plant failure due to freezing or defrost cycles	Passivhaus will mean heating load is low. Designed in line with CIBSE guidance (-40C).	Buildings and infrastructure (Moderate sensitivity)	1	2	Negligible	Not Significant
	Landscape planting and existing habitats and species may be affected by extreme temperatures. drought and precipitation. Existing habitats and species are being considered as part of the Ecology Chapter 6.	Proposed landscape planting designed to account for extremes of temperature and precipitation events (native or climate resilient). The proposed landscaping scheme includes areas of habitat creation.	Planting, Habitats & Species (Moderate sensitivity)	2	2	Minor	Not Significant

Hazard	Impact	Embedded Mitigation	Receptor	Likelihood	Consequence	Magnitude	Significance
Wetter winters (including increased moisture and driving rain)	Increased moisture and rain may cause damage to building fabric and services.	External fabric to be designed as a weathertight structure. Roof and external wall materials will have a design life of a minimum of 40 years. The use of sound detailing and specification of natural materials which weather with time will minimize the risk of damage to building fabric and services. Rainwater goods designed to appropriate standards. Air intake and exhaust positions will be designed to protect from water ingress where possible.	Buildings and infrastructure (Moderate sensitivity)	1	2	Negligible	Not Significant
	Increased rate of run off risks of system inundation leading to localised flooding, as above.	See above					
More drought events (including reduced summer rainfall)	Reduced rainfall may decrease the amount of water available for development.	Low water use sanitary fittings and appliances, shared facilities specified where appropriate to minimise water demand. Provision of space for residents to install water butts. Pulsed output water meters to be installed on the water supply so that occupants can monitor their water usage.	Building occupants (Moderate sensitivity)	2	2	Minor	Not Significant
	Drying soils could result in structural damage to buildings. Ground make up mostly clay as detailed within the Geo-Environmental Site Assessment.	Structural engineers will ensure design of foundations is mitigated against the risk of ground shrinkage and settlement. All proposed earthworks will need to be designed by a suitably qualified geotechnical engineer. The earthworks design will incorporate a Geotechnical Specification for Earthworks that will define protocols to ensure no unacceptable future risk. All recommendations within the Geo-Environmental Site Assessment will be complied with.	Buildings and infrastructure (Moderate sensitivity)	1	3	Negligible	Not Significant

Hazard	Impact	Embedded Mitigation	Receptor	Likelihood	Consequence	Magnitude	Significance
	Landscape planting, species and habitats may be affected by drought, as detailed above.	See above					
Warmer summers and increased solar radiation	Increased temperatures within buildings may result in building services being unable to maintain thermal comfort levels as above.	See above					
	Extreme external temperatures could affect users of public realm as above.	See above					
	Solar radiation may reduce the durability of roof and external wall materials.	Materials have been chosen to maximise durability. Design life of building is 60 years. Roof and external wall materials will have a service life of a minimum of 40years.	Buildings and infrastructure (Moderate sensitivity)	1	2	Negligible	Not Significant
	Drying soils could result in structural damage to buildings, as above.	See above					
	Landscape planting, species and habitats may be affected by heat, as detailed above.	See above					

Hazard	Impact	Embedded Mitigation	Receptor	Likelihood	Consequence	Magnitude	Significance
More precipitation e.g. rain and snow	Increased rate of run off risks of system inundation leading to localised flooding, as detailed above.	See above					
	Damage to building fabric and services resulting from water ingress and heavy snow	Roofs fully designed for snow loads (in line with Eurocodes). Intake and exhaust positions will be designed to protect from water ingress where possible.	Buildings and infrastructure (Moderate sensitivity)	2	2	Minor	Not Significant

Additional Mitigation / Enhancement Measures

8.116 This section describes the measures which are required to mitigate any significant environmental effects with regards to Climate Resilience. This details mitigation measures which are not designed into the proposals and which requires a commitment from the applicants to carry out further actions.

The Completed and Operational Development

8.117 Additional mitigation to be included is as follows:

- Additional dynamic thermal modelling to be undertaken at the detailed design stage to assess the design for a projected climate change environment using predicted future weather files. This will be undertaken as part of the Chartered Institution of Building Services Engineers (CIBSE) TM59[3] calculations, required to comply with Part O of the Building Regulations. Ventilation & heating plant selection will be based on projected future temperatures.

Summary of Residual Effects and Mitigation Measures

8.118 In line with best practice guidance, several mitigation measures for minimising hazards that my impact upon the Proposed Development as a result of climate change have already been incorporated into the design. The additional mitigation measure proposed above will reduce the risk of building services being unable to maintain thermal comfort levels, thus reducing this effect to **Minor Adverse** which is **not significant**.

[3] CIBSE Technical Memorandum 59: Design methodology for the assessment of overheating risk in homes (2017)

Table 8.14: Residual Effects Summary

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
	Completed and Operational				
Risk of rising Flood Levels/ increased rate of run-off causing inundation	Post development discharge rates designed for an increase in the rainfall intensity of 40% and 45% for the 1 in 30-year and 1 in 100-year storm events respectively. Retention of trees over the site and street tree planting. SUDS included across the site.	Negligible Not Significant	N/A	Building and Site Design in accordance with the Drainage Design drawings, which will be secured via condition.	Negligible Not Significant
High winds resulting in a risk of structural damage and reduction in mechanical ventilation capacity	Design of buildings and roofs mitigated against the risk of high winds (in line with Eurocodes). Intake and exhaust positions protected from direct wind impact where possible.	Negligible Not Significant	N/A	Building design in accordance with the Structural, Architectural and Mechanical Design drawings, which will be secured via condition.	Negligible Not Significant
Risk to occupants' safety in public realm	Retention of trees over the site and street tree planting.	Negligible Not Significant	N/A	Site Design and Landscape Plans which will be secured via condition.	Negligible Not Significant
Risk to the safety of building occupants from doors slamming	Access controls on apartment doors with safety features.	Negligible Not Significant	N/A	Building Design and detailed design drawings which will be secured via condition.	Negligible Not Significant
Extremes of temperature may result in building services being unable to maintain thermal comfort levels.	Project is designed to 2020 medium scenarios Retention of trees over the site and street tree planting will help to cool the area down.	Moderate Adverse Permanent Significant	Additional dynamic thermal modelling undertaken at the detailed design stage to assess the design for a projected climate change	Secured by condition.	Minor Adverse Permanent Not Significant

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
			environment using predicted future weather files in line with TM59 requirements Ventilation & heating plant selection will be based on projected future temperatures.		
Extreme external temperatures could affect users of public realm.	Retention of trees over the site and street tree planting will help to cool the area down. Existing and proposed canopy area. Reduced asphalt.	Minor Adverse Permanent Significant	N/A	Site Design and Landscape Plans which will be secured via condition.	Minor Adverse Permanent Significant
Extreme cold events may lead to plant failure due to freezing or defrost cycles.	Passivhaus design Designed in line with CIBSE guidance (-40C).	Negligible Not Significant	N/A	Passivhaus design certification to be secured via condition.	Negligible Not Significant
Landscape planting and existing habitats and species may be affected by extreme temperatures, drought and precipitation.	Planting is designed to thrive across extremes of temperature and precipitation events (native or climate resilient). The majority of high quality foraging habitat for bats (woodland habitat) will be retained which will allow bats to continue to move across the site. The majority of active badger setts will be retained. No barriers to dispersal for badger populations.	Minor Adverse Permanent Not Significant	N/A	Site Design and Landscape Plans which will be secured via condition.	Minor Adverse Permanent Not Significant

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
Increased moisture and rain may cause damage to building fabric and services.	External fabric designed as a weathertight structure. Roof and external wall materials with design life of a minimum of 40 years. Sound detailing of design, specification of natural materials weather with time Rainwater goods designed to appropriate standards Intake and exhaust positions designed to protect from water ingress where possible.	Negligible Not Significant	N/A	Building Design and detailed design drawings which will be secured via condition.	Negligible Not Significant
Reduced rainfall may decrease the amount of water available for development	Low water use sanitary fittings and appliances, shared facilities specified where appropriate Provision of space for residents to install water butts Pulsed output water meters installed on the water supply	Minor Adverse Permanent Not Significant	N/A	Building Design and detailed design drawings which will be secured via condition.	Minor Adverse Permanent Not Significant
Drying soils / subsidence / ground movement could result in structural damage to buildings. Ground make up mostly clay	Structural engineers will ensure design of foundations is mitigated against the risk of ground shrinkage. Ground improvement to be used.	Negligible Permanent Significant	N/A	Building Design and detailed design drawings which will be secured via condition.	Negligible Not Significant
Solar radiation may reduce the durability of roof and external wall materials.	Materials chosen to maximise durability. Design life of building is 60 years. Roof and external wall	Negligible Not Significant	N/A	Building Design and detailed design drawings which will be secured via condition.	Negligible Not Significant

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
	materials - service life of a minimum of 40years.				

8.119 A number of possible effects of climate change have been identified which may have an impact on the Proposed Development. These include possible impacts on building occupants, users of the public realm and the public realm and buildings themselves. Measures have been and will be incorporated into the design of the Proposed Development to minimise these effects. As a result of these embedded mitigation measures, most of the possible effects identified are either Negligible or Minor in magnitude.

8.120 The only potential significant effect in relation to the effects of Climate Change on the Proposed Development (before the provision of additional mitigation measures) is the potential for extreme temperature events to cause overheating within the homes, and the potential effect on residents.

Summary of Residual Effects and Mitigation Measures

8.121 The residual effects are either **Negligible** or **Minor Adverse**, which is **not significant**. The following additional measure is proposed to reduce the risk of overheating within the homes:

- Additional dynamic thermal modelling to be undertaken at the detailed design stage to assess the design for a projected climate change environment using predicted future weather files in line with TM59 requirements. Ventilation & heating plant selection will be based on projected future temperatures.

Assessment of Cumulative Effects

Inter-Cumulative Effects

8.122 In relation to climate change resilience, no inter- project cumulative effects are anticipated on the basis that climate change impacts are specific to the development and will not result in impacts to any neighbouring development.

Intra Cumulative Effects

8.123 There are a number of potential interactions between the future effects of climate change and other topics. For example, the effect of climate change on habitats and species. These have been identified within Table 8.13, where reference has been made to the relevant chapter / supporting documentation. Based on the climate resilience assessment as detailed within Table 8.13, is not considered that there will be any significant intra-

cumulative effects on climate change with regards to the proposed development and any in-combination effects arising from the combined effects for environmental themes.

Conclusions

8.124 Climate Change is a global environmental issue caused by greenhouse gases (GHG) emitted because of human activities. Greenhouse gases include carbon dioxide. Methane, ozone, nitrous oxide, Chlorofluorocarbons (CFCs) and water vapour. As greenhouse gases vary in terms of their impact on climate change, a measure known as carbon dioxide equivalent is used to standardise the climate impact of different greenhouse gases.

8.125 The UK Government has committed the UK to achieve net zero carbon emissions by 2050.

8.126 This Chapter looks at greenhouse gas emissions which are likely to be emitted because of the development. This includes:

- embodied emissions from the construction process and materials used throughout the lifespan of the Proposed Development;
- operational emissions from energy consumption during the operation of the Proposed Development (heating, cooling, lighting and other electricity used within the buildings); and,
- operational transport emissions from transport of people who live in the Proposed Development once it is operational.

8.127 This Chapter also looks at the impact that the future effects of climate change could have on the Proposed Development.

Summary of Baseline Conditions

8.128 In relation to Part A the impact of the project on climate change, i.e. greenhouse gas emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the site remains as it is. The site is currently predominantly grassland and therefore it is assumed that there are no greenhouse gas emissions associated with the site in the baseline scenario.

8.129 In relation to Part B, the existing baseline for the climate change resilience assessment is the current climate in the location of the Proposed Development. Historic climate data obtained from the Met Office website recorded by the closest meteorological station to the

Proposed Development (Woodford Station) for the 30-year climate periods of 1981-2010 and 1991-2020 shows an increase in the average annual maximum daily temperature.

8.130 The Met Office baseline climate averages for the Northwest England and North Wales District identify gradual warming between 1961 and 2010. Average annual rainfall (mm) has also increased over this period.

8.131 The Met Office website confirms that past severe weather events in the last 5 years have included record breaking heatwaves, severe flooding, severe winter weather with significant snowfalls, and storm and high wind events.

8.132 UK Climate Projections published in 2018 (UKCP18) have been developed by the UK Climate Impacts Programme (UKCIP) to provide projections for future climatic scenarios and trends. The Table 8.12 provides a summary of predictions for summer and winter changes by the 2070s, including potentially drier, warmer summers, and warmer, wetter winters**.**

Summary of Likely Significant Effects

Construction Phase

8.133 Best practice guidance recommends that the Proposed Development is assessed against whether its greenhouse gas emissions align with the UK's path towards net zero carbon by 2050. The Royal Institute of British Architects (RIBA) have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050.

8.134 Initial modelling of embodied carbon emissions has been undertaken which shows a **Negligible** effect on climate change, which is **not significant**. This means that the embodied carbon emissions target exceeds the target set by RIBA for 2030 and therefore represents performance beyond the trajectory to net zero carbon.

Operational Phase

8.135 Initial calculations of operational energy emissions show a **Minor Adverse** effect on climate change, which is **not significant**. This means that the predicted operational energy performance is in line with the target set by RIBA for 2030, and therefore the Proposed Development is in line with measures necessary to achieve the UK's trajectory towards net zero.

8.136 Operational transport emissions predominantly through residents' car trips, are predicted to have a **Minor Adverse** effect on climate change, which is **not significant**. Additional mitigation through implementation of all measures proposed in the Framework Travel Plan is proposed. This could be implemented through a condition to update the Travel Plan and appoint a Travel Plan Coordinator prior to occupation. The residual effect remains as **Minor Adverse** effect on climate change, which is **not significant**.

Summary of Mitigation and Enhancement Measures

Construction Phase

8.137 Embedded mitigation has been included in the design of the Proposed Development to ensure construction effects are **Negligible** and **not significant**.

Operational Phase

8.138 Embedded and additional measures have been and will be incorporated into the design of the Proposed Development to minimise the effects during the operational phase. The residual effects in relation to operational energy and operational transport are **Minor Adverse** and **not significant**.

8.139 In relation to the impact of climate change on the Proposed Development, the residual effects are **Negligible** or **Minor Adverse** and **not significant**.

Conclusion

8.140 No significant effects have been identified in relation to climate change.

References

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- Ridge (2024) Land at Ryebank Environmental Standards Statement
- Royal Institute of British Architects (RIBA) (2021) RIBA 2030 Climate Challenge Version 2.
- Royal Institution of Chartered Surveyors (RICS) (2024) Whole life carbon assessment for the built environment 2nd edition, Version 3
- SK Transport (2024) Land at Ryebank, Chorlton, Framework Travel Plan
- SK Transport (2024) Land at Ryebank, Chorlton, Transport Assessment
- UK Green Building Council (2017) Embodied Carbon: Developing a Client Brief
- UK Green Building Council (2019) Net Zero Carbon Buildings
- UK Government - Energy consumption in new domestic buildings 2015 – 2017 (England and Wales) December 2019
- 5 Plus Architects (2024) Ryebank Fields: Design and Access Statement

9 ARCHAEOLOGY

Introduction

9.1 This Chapter assesses the effects of the Proposed Development on below ground archaeology. In particular, it identifies and assesses the likely significant effects resulting from the Proposed Development on an east/west orientated negative earthwork present within the centre of the site. The earthwork may represent a surviving part of an ancient boundary or defensive feature that extends for c.5km around the south of Manchester city centre referred to as the "Nico Ditch". This Chapter does not consider the settings of any heritage assets; this is addressed in the Heritage Statement (Stephen Levrant Heritage Architecture, February 2025) submitted with the planning application.

9.2 A formal request for an Environmental Impact Assessment (EIA) Scoping Opinion on, was submitted to Manchester City Council (Ref: EIASCO/24/006) in November 2024. The request was accompanied by an EIA Scoping Report (Asteer Planning 2024), which included archaeology and heritage as topics to be 'scoped out' of the ES.

9.3 Manchester City Council issued their Scoping Opinion in January 2025, which included a response letter from Greater Manchester Archaeology Advisory Service (GMAAS) dated 26th November 2024. Greater Manchester Archaeology Advisory Service recommended that archaeology be 'scoped in' to the ES. The reasoning for this included that, beyond desk-based assessments and auger sampling of the ditch, the site's archaeological potential has not been sufficiently investigated. Refer to Chapter 2: Assessment Scope and Methodology.

9.4 In order to assess uncertainty surrounding the origin and significance of the ditch, a scheme of intrusive archaeological investigation should be undertaken, to be devised in consultation with GMAAS. The methodology was agreed with GMAAS in January 2025 and is set out in a Project Design (PD) (**Appendix 9.3**).

9.5 The Chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the site and surroundings, the potential direct, indirect and cumulative effects of the development, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Wardell Armstrong LLP by a full Member of the Chartered Institute for Archaeologists (CIfA). Wardell Armstrong LLP is a CIfA Registered Organisation.

9.6 This Chapter is supported by the following figures and appendices:

- **Appendix 9.1**: Archaeological Desk-based Assessment/Due Diligence Report (Wardell Armstrong 2020);
- **Appendix 9.2**: Updated Archaeological Desk-based Assessment (Wardell Armstrong 2024); and
- **Appendix 9.3**: Project Design for Archaeological Investigation (Wardell Armstrong 2025)

Legislative and Planning Policy Context

Legislation

9.7 The applicable legislative framework comprises;

- Ancient Monuments and Archaeological Areas Act (1979);

9.8 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979), which provides for a schedule of nationally important monuments. It should be noted that this Act makes no provision for the setting of a scheduled monument, which is a matter for planning policy only.

9.9 For archaeological sites that do not fall under the Act, national and local planning policy afford protection.

National Planning Policy

National Planning Policy Framework

9.10 The National Planning Policy Framework (NPPF) Section 16: Conserving and enhancing the historic environment, endorses the protection and enhancement of the historic environment, defines the objectives of the planning system as to promote and achieve sustainable development and involves protecting and enhancing 'our natural, built and historic environment' (Ministry of Housing, Communities & Local Government (MHCLG) 2024 page: 5).

9.11 The NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that 'substantial harm to or loss of…assets of the highest significance, notably Scheduled Monuments …should be wholly exceptional' (MHCLG 2024, paras:212 & 213).

9.12 Non-statutory designated heritage assets, comprising registered battlefields and registered parks and gardens, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.

9.13 The significance of a heritage asset (designated or non-designated) is defined within NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic' (MHCLG 2024, Annex 2 page:78).

9.14 Where heritage assets (designated or non-designated) are to be affected by development, 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance' (MHCLG 2024, para:207).

9.15 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG, 2024, para:214). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2024, para:215).

9.16 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2024, para:216), although non-designated assets which are of equivalent significance to designated assets will be considered as such (MHCLG 2024, page:61). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (MHCLG 2024, para:207).

Planning Practice Guidance

9.17 Planning Practice Guidance (PPG) is a web-based resource used in conjunction with the NPPF (MHCLG 2019). It prescribes best practice within the planning sector and is divided into several sections, including 'Historic Environment' which advises on enhancing the

historic environment. The guidance provides an interpretation of each of the interests assigned to heritage assets in understanding significance.

Any Other Relevant National Planning or Development Strategies

9.18 Planning Practice Guidance is a web-based resource used in conjunction with the NPPF (MHCLG 2019). It prescribes best practice within the planning sector. It is divided into several sections, the section of relevance to the historic environment is entitled 'Historic Environment' and advises on enhancing the historic environment. The guidance provides an interpretation of the for each of the interests assigned to heritage assets in understanding significance.

Local Planning Policy

9.19 The applicable local planning policy comprises;

- The Manchester Local Plan;
- The Trafford Local Plan; and
- The Places for Everyone Joint Local Development Plan.

Development Policies

9.20 The Manchester Core Strategy 2012-2027 is the key document in the Manchester Local Plan. The policy dealing with heritage in the Manchester Local Plan Core Strategy is Policy EN 3: Heritage:

Policy EN3

Heritage

Through the City, the Council will encourage development that compliments and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

9.21 The Trafford Local Plan Core Strategy sets out the Council's special policy framework up to 2026. It was formally adopted at Full Council on 25th January 2012. The policy dealing with heritage is Policy R1: Historic Environment.

Policy R1: Historic Environment

R.1.1

All new development must take account of surrounding building styles, landscapes and historic distinctiveness.

R1.2

Developers must demonstrate how the development will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets.

Conservation Areas

R1.3

Trafford's Conservation Areas will be identified within the Land Allocations; DPD. Within these areas the Council will:

- Carry out, and update where necessary, Conservation area Appraisals, to inform the production of new and revised Supplementary Planning Documents;
- Develop Management Plans for existing Conservation Areas;
- Determine applications for demolition, taking into account the contribution made by the building or structure to the character, appearance or special architectural interest of the area as a whole, including the merits of any proposed (re)development. Where development is to follow demolition, it will be a requirement that detailed planning permission for the proposed redevelopment shall be obtained and the implementation of that proposal is secured before the existing building or structure is demolished: and
- Require developers to demonstrate how the proposed development will preserve or enhance the Conservation Area, and its wider setting in the light of relevant Supplementary Planning Documents and area specific guidance notes.

R1.4

As appropriate, the Council will designate additional areas of the Borough for Conservation Area status through the Land Allocations DPD.

Heritage Assets

R1.5

In addition to preserving or enhancing Conservation Areas, the Council will identify, preserve, protect and enhance the positive features and characteristics of Trafford's historic environment, through the Land Allocations DPD, the maintenance of the Historic Environment Record, the preparation of local lists, Supplementary Planning Documents and development briefs, as appropriate.

R1.6

Accordingly, developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance the following heritage assets including their wider settings:

- Listed buildings;
- Buildings and structures identified on a local list which make a significant contribution to the townscape by reason of their architectural or historic interest;
- Listed buildings and locally significant historic buildings and structures, identified on a local list, which are at risk;
- sites included on the English Heritage (now Historic England) Register of Parks and Gardens of Special Historic Interest;
- Scheduled Monuments;
- sites of archaeological significance;
- Other sites of significant historic designated landscapes identified from the Trafford Urban Historic Landscape Characterisation Report on a local list; and
- The character of prominent skylines, particularly those running from Dunham New Park to Oldfield Road, Altrincham and from the A56 through Bowdon and any other important skylines, identified through the Conservation Area Appraisals.

R1.7

The Council will encourage development proposals that, where appropriate, seek to re-use or modify an identified heritage asset by improving its environmental performance to mitigate and adapt to the effects of climate change.

R1.8

In areas of archaeological importance developers will be required to:

- Identify the presence of or absence of remains of archaeological significance and take into account the potential for new finds; and
- Set out a framework for dealing with investigation, recording and preservation of any remains.

R1.9

The level of information to be supplied by a developer in relation to any of these matters should refer to the significance of the heritage asset and will vary on a site by site basis but will need to be provided to the satisfaction of the LPA.

9.22 The Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 was adopted with effect from 21st March 2024. It has replaced and/or partially replaced a number of policies, including those dealing with heritage within the Core Strategies of both Manchester and Trafford. Policy JP-P2 of the Joint Development Plan deals with heritage:

JP-P2 Heritage

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.

Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;

2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

9.23 Policy JP-P2 has replaced the second paragraph of Policy EN1 of The Manchester Local Plan Core Strategy and has replaced R1.2 and R1.8 of the Policy R1 of the Trafford Local Plan Core Strategy.

Site Specific Policies

9.24 In 2019, Manchester City Council approved a Development Framework produced by Manchester Metropolitan University (Manchester Metropolitan University 2019), which set out the Framework to enable residential development within the site to bring forward a

high-quality residential neighbourhood. While not part of any adopted development plan, it will be an important material consideration in a planning application.

Other Relevant Policy, Standards and Guidance

9.25 Additional relevant policy, standards and guidance to the Proposed Development comprises;

- The Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (CIfA 2020);
- Design Manual for Roads and Bridges: LA104 Environmental Assessment and Reporting (Highways Agency 2000);
- Design Manual for Roads and Bridges: LA106 Cultural Heritage Assessment, Revision 1 (Highways Agency 2020); and
- Managing Significance in Decision Making in the Historic Environment, GPA 2 (Historic England 2015).

Assessment Methodology and Significance Criteria

9.26 The method of baseline data collection and assessment of the potential for significant effects to buried archaeological remains within the site complies with current national legislation, both national and local planning policy, planning guidance and relevant professional guidance.

9.27 It provides an assessment of the significance of any known or potential heritage assets of an archaeological nature within the boundary of the site. Potential direct effects as a result of any future development proposal to identified and potential heritage assets of an archaeological nature are established.

9.28 The baseline within this Chapter is informed by two baseline assessments, an Archaeological Desk-based Assessment/Due Diligence Report (**Appendix 9.1**), that included an earthwork and aerial survey and an auger survey, and an Updated Archaeological Desk-based Assessment (**Appendix 9.2**), along with a PD for Archaeological Investigation (**Appendix 9.3**).

9.29 The assessment within this Chapter identifies and assesses potential direct effects upon both potential archaeological receptors. Potential effects upon archaeological receptors

arising from the Proposed Development can be adverse or beneficial; short or long term; permanent or temporary and cumulative/in combination with other planned schemes.

Identification of the Study Area

9.30 The two previous archaeological desk-based assessments were undertaken to establish the presence of heritage assets (designated and non-designated) of an archaeological nature within the entirety of site boundary and a 1km radius around it (**Appendix 9.1** and **9.2**).

9.31 The study area for this Chapter comprises the area within the site boundary and specifically, the area within the footprint of the negative earthwork identified thus far in the baseline assessments. In their Scoping Opinion, GMAAS advised that, in view of the potential importance of the earthwork, an intrusive investigation was the only way to resolve uncertainty about its origin and significance.

Desk-based Data

9.32 Publicly accessible sources of information were consulted during the preparation of the desk-based assessments. The standard collation of all known archaeological sites and find spots within the site and 1km radius search area comes from the Greater Manchester Historic Environment Record (GMHER). The sources were consulted in 2019 and again in 2024 for the Updated Archaeological Desk-based Assessment. An additional 24 GMHER entries were recorded in the 2024 consultation along with 11 'Event' records.

9.33 Baseline data was obtained from the following:

- Greater Manchester Historic Environment Record (HER);
- Greater Manchester Archives;
- Trafford Local Studies and Archive Centre;
- The National Heritage List for England (NHLE);
- Historic and modern aerial imagery and cartographic sources;
- A range of additional sources including the Wardell Armstrong library, relevant secondary sources and texts; and
- Site visits (2019) and survey work (2019).

Identification of Sensitive Receptors

9.15 Sensitive receptors are defined as existing and potential archaeological assets that would be vulnerable to and affected by the potential effects of the Proposed Development within the site boundary.

9.16 Identification of sensitive receptors was informed by baseline assessments, surveys and a site visit carried out prior to the EIA.

Site Survey

9.17 A site visit, earthwork survey and auger survey was carried out in 2019 (Wardell Armstrong 2020).

9.18 The aim of the site visit was to;

- Establish the presence of above ground indicators of the presence of archaeology, whether or not previously recorded within the site boundary;
- Assess and validate data collected as part of the baseline assessment;
- Assess the topography of the site; and
- Review the presence of historic hedgerows.

9.19 The aim of the earthwork survey and auger survey was to:

- To record the current state of preservation of the earthwork;
- To ascertain its depth and extents;
- To understand its profile and shape; and
- To understand the make up of the ditch fill by obtaining environmental samples.

Characterisation of Effect

9.20 Archaeological remains have the potential to be subjected to direct physical effects to their fabric or surroundings as a result of a Proposed Development. The effects are defined on the basis of changes to the baseline (i.e. the condition which would exist if the Proposed Development did not go ahead). These effects are going to be felt during the enabling and construction phases of the development cycle.

- Positive effects as a result of embedded mitigation may lead to preservation in situ, raised archaeological interest, public awareness and protection from future effects;
- Negative effects may lead to complete and/or partial irreversible loss and therefore loss of archaeological interest;
- The extent of effects may be partial or comprise the whole of the receptor this is dependent upon the methodology employed during the enabling and construction phases;
- Magnitude of effect will be determined as the predicted change during the Proposed Development cycle. It is broken down in Table 9.2;
- The timing of negative effects is mainly limited to either the enabling or construction phases of the Proposed Development. During the operational phase of the Proposed Development, there are unlikely to be any negative effects, however beneficial effects may extend into the operational phase;
- The duration of effects to archaeological receptors is permanent;
- There is the potential for frequent negative effects during the enabling and construction phases. However once a negative effect is experienced by the receptor it cannot be repeated as the effect is usually irreversible and permanent;
- Negative effects to the archaeology include partial or complete destruction are irreversible and permanent. No temporary effects are considered as part of this assessment; and
- The likelihood of the earthwork experiencing effects is dependent upon the nature of the enabling and construction phases of the Proposed Development and embedded mitigation.

Significance Criteria

9.21 Significance, in heritage terms is defined in NPPF as: '*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural artistic and historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*'

9.22 In order to avoid confusion with significance of effect, which is set out below, significance in relation to the value of a heritage asset will be referred to in this assessment as 'heritage significance'.

9.23 In the absence of an industry standard methodology for impact assessment, the methodology generally adopted for assessing archaeology is based upon the Highways Agency Design Manual for Roads and Bridges (DMRB LA104 and LA106) in conjunction with other guidance documents including Managing Significance in Decision Making in the Historic Environment, GPA 2 (Historic England 2015).The DMRB sets out a series of levels of significance of an asset, which for this assessment has been adapted.

9.24 The assessment considers the likely magnitude of effect of the Proposed Development against the sensitivity of the earthwork to derive the significance of any effect.

9.25 The sensitivity (value) of identified receptors is presented in Table 9.1, which reflects the NPPF distinction between designated and non-designated heritage assets, with a further distinction of those assets of the highest significance. This distinction is relevant to planning policy but less relevant to the establishment of the significance of effect in this Chapter.

Table 9.1: Establishing the importance of a heritage asset

Sensitivity	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution. World Heritage Sites
High	High importance and rarity, national scale, and limited potential for substitution. Scheduled Monuments
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution. Grade II Listed Buildings, Grade II Registered Historic Parks and Gardens, Conservation Areas
Low	Low or medium importance and rarity, local scale. Locally Listed Buildings, non-designated heritage assets.
Negligible	Very low importance and rarity, local scale. Heritage assets with very little or no surviving research value.

9.26 Designation of an asset is recognition of its value and heritage interests that are deemed worthy of statutory protection, however as outlined in NPPF, non-designated assets may be of demonstrably equivalent importance to designated assets.

9.27 Magnitude of impact will be determined as the predicted changes to the baseline environment during the enabling and operational phases. As there is a wide range of heritage assets, there is no standard scale of comparison against which the severity of

impact can be judged. The assessment has considered the archaeology and its tolerance or sensitivity to an effect and whether its key characteristics would be impacted upon.

9.28 Magnitude of impact is assessed without regard to the to the importance of the asset. As established in NPPF, preservation of assets is most preferred, and total loss is least preferred. Determining the magnitude of impact is based on an understanding of how the Proposed Development will impact on archaeology. The survival of archaeological remains is uncertain, and the magnitude of impact can only be estimated in many cases or is unknown.

9.29 Direct impacts are permanent, the loss or damage cannot be undone, reversed, recreated or replaced. Effects used in this Chapter are set out in Table 9.2.

Table 9.2: Establishing the magnitude of effect

Magnitude of impact (change)		Typical description
Major	**Adverse**	Total loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	**Adverse**	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	**Adverse**	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	**Adverse**	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.

No change	No loss or alteration of characteristics, features or elements; no observable impact in either direction.

9.30 The significance of effect is determined by matching the sensitivity (Table 9.1) against the magnitude of impact (Table 9.2). Table 9.3 provides a matrix for assessing the significance of effect which is used alongside professional judgement. Overall effects may be **beneficial** or **adverse**. Effects are considered to be **significant** or **not significant**. **Moderate** or **Major** effects are considered to be **significant**, dependent upon the sensitivity of the receptor.

Table 9.3: Establishing the significance of effect

Sensitivity	**Very High**	Not significant	Minor	Moderate	Major	Major
	High	Not significant	Minor	Moderate	Major	Major
	Medium	Not significant	Minor	Moderate	Moderate	Moderate
	Low	Not significant	Not significant	Minor	Minor	Minor
	Negligible	Not significant	Not significant	Not significant	Not significant	Not significant
		No change	**Negligible**	**Minor**	**Moderate**	**Major**
		Magnitude of impact				

9.31 Ultimately, this is a qualitative and subjective process using a degree of professional judgment as already outlined. This is the case with the earthwork which has no current national or local designation, and its sensitivity is yet to be determined. Consideration is given to the sensitivity of the earthwork to the type of effect anticipated as well as the magnitude of that change. Potential adverse effects may be avoided reduced or offset by mitigation.

Assumptions/Limitations

9.32 Data for the baseline assessments was obtained from a number of sources, and it assumed that it is reasonably accurate.

9.33 Data from the Greater Manchester HER was obtained in 2019 and 2024 where, in the intervening period the number of records within the 1km search area around the site had increased. The HER is a record of the known historic environment within Greater Manchester and maintains records of 'monuments' (any type of heritage feature including buildings), 'events' (desk-based assessments and fieldwork) and sources and archives. The HER is not a complete record of all heritage receptors but a record of those that have been discovered and reported. It is a dynamic record and is being constantly updated as discoveries come to light, and fieldwork is undertaken. The HER information contained within this Chapter may change in the future. The position and extents of some sites is also not accurate.

9.34 Data obtained from the NHLE is similarly dynamic and changes as designated assets are added or removed from the list.

9.35 Legislation, national and local planning frameworks at the time of this assessment may change in the future. The assessment is based on those adopted at the time of writing.

9.36 The assessment has been compiled with regards to the site visit and surveys undertaken as part of the 2020 desk-based assessment (**Appendix 9.1**). This was limited in extent and no subsequent archaeological investigation has yet been undertaken. Therefore, the extents and significance of the earthwork remains unknown. A programme of archaeological investigation has been agreed in consultation with GMAAS which is the subject of a PD (**Appendix 9.3**). As a result of the investigation, a precautionary approach has been taken in determining the significance/sensitivity of this receptor.

Consultation

9.37 Consultation relevant to this Chapter included a formal request submitted in November 2024, to Manchester City Council for an EIA Scoping Opinion. Included within their Scoping Opinion issued in January 2025, was a response from GMAAS. Consultation responses relevant to this Chapter are summarised in Table 9.4.

Table 9.4: Consultation

Consultee	Date and Time	Comments	Actions
GMAAS	24th November 2024	In view of the potential importance of the earthwork and the resultant possibility for significant effects from the proposed construction works, GMAAS is of the opinion that archaeology is a topic that warrants further investigation as part of the EIA process and should be scoped in. GMAAS is aware that the desk-based assessment prepared in 2020 will be updated to support a future planning application, but further desk-based work is very unlikely to contribute a better understanding of the origin and significance of the earthwork. This will necessarily require intrusive investigation to assess the character, date, survival and significance of any archaeological deposits. Any such scheme of intrusive investigation should be devised in consultation with GMAAS and undertaken by an appropriately qualified and experienced archaeological contractor. The data generated from an intrusive investigation of the earthwork will be crucial to informing the design proposals, any archaeological mitigation measures required and interpretation, and should thus be implemented as part of the EIA process and certainly prior to submitting a planning application. Ideally, the intrusive investigation will be designed to engage local interest groups in order to maximise the opportunity for public benefit.	Archaeology scoped in and project design outlining methodology of archaeological investigation issued and agreed.
Greater Manchester HER	October 2024	HER data received	Data incorporated into this ES Chapter.
Historic England	18th November 2019	Historic England has been asked to assess a length of the 'Nico Ditch' in Chorlton cum Hardy (Manchester) for scheduling. Although not recommended for scheduling at this time, this site is clearly of strong local importance. If future investigations provide evidence of the site's potential importance then it could be reassessed for scheduling at that time.	None.
Greater Manchester HER	October 2019	HER data received	Data incorporated into this ES Chapter.

Baseline Conditions

9.38 An Archaeological Desk-based assessment/Due Diligence Report and Updated Archaeological Desk-based Assessment (**Appendix 9.1** and **9.2**) have been undertaken to assess the potential effect of the Proposed Development on the significance of any known or unknown heritage assets of an archaeological nature within the site boundary.

General Archaeological and Historic Background

Early and Later Prehistory (14000BC – 43AD)

9.39 There are no recorded assets of prehistoric date within the study site. In the 1km search area, evidence for prehistoric activity is limited, the HER includes one findspot of a Neolithic stone axe (HER 63.1.0 c.820m to the south of the study site) and a prehistoric natural landscape feature Turn Moss, (HER 7924.1.7 c.800m to the south of the study site).

Roman (AD43 – 410AD)

9.40 There are no recorded assets of Roman date within the boundary of the study site or the 1km search area.

Early Medieval (410AD – 1066AD)

9.41 There are no recorded assets of early medieval date within the study site or 1km study area.

Later Medieval (1066AD – 1540AD)

9.42 There are no recorded assets of medieval date within the study site. In the wider study area, Chorlton Village Core settlement (HER 2060.1.0) dates to the medieval period along with the Church of St Clement (site of) (HER 9742.1.0) which was first constructed as a timber-framed chapel in c.1512.

Post-Medieval (1540AD – c.1750AD)

9.43 There are no recorded assets of Post-Medieval date within the study site. There are two recorded assets of Post-Medieval date within the 1km study area. These are: Green's Farmhouse (HER 8339.1.0), which dates to the 18th century; Dark Lane Farm (site of), possibly shown on Yates' 1786 map of the county Palatine of Lancashire; and Renshaws Buildings (site of) (HER 9720.1.0) comprising a back-to-back terrace and other buildings, also possibly shown on Yates' 1786 map.

Industrial and 20th Century (c.1750 – present)

9.44 There are 49 recorded assets that date to the post-1750 period. Many of these assets are buildings and/or structures (including nine listed buildings), such as houses, farms and public houses etc. However there other assets including clay pits, an allotment, parks and sports fields/grounds and associated features.

9.45 In the 18th and 19th centuries, Chorlton largely remained rural in character with small scale activity predominantly relating to clay extraction and early brick making. To the immediate east of the study site the HER records Clay quarry pits and brickworks (site of) (HER 9714.1.0) and on the 1845 Tithe map for Chorlton-cum-Hardy, small pits are depicted within the study site boundary and to the east, the site occupied by the present-day school. By 1935, the majority of the study site is depicted as an area of clay extraction. In the HER, three assets are recorded which have been evidenced by place name on cartographic material, Kiln Field (HER 9714.1.1 c.440m east of the study site), Brick Field (HER 9714.1.2 c.440m south-east of the study site) Brick Kiln Field (HER 7823.1.0 c.970m west of the study site).

9.46 Chorlton became an increasingly popular suburb of Manchester, due in part to the transport into Manchester city centre firstly, by a regular horse drawn bus service from 1864 and later by the railway with a station of Chorlton-cum- Hardy in 1880 (HER 9715.1.0, c.850 to the southeast of the study site).

9.47 Longford Park (HER 17.2.0) and Longford Park Conservation Area, which is immediately adjacent to the study site, lies within the former grounds of Longford Hall (HER 17.1.0), the home of the industrialist and philanthropist John Rylands. The associated estate featured extensive gardens and conservatories, 14 by 1862 and then doubled to 31 by 1875, with two miles of steampipes, served by six boilers a steam engine and gasworks. Exotic fruit was cultivated on a large scale. By 1911 the estate and hall were sold to Stretford Council which comprised 63 acres, including the hall, outbuildings, greenhouses, five villas and 18 cottages with the standing buildings which were commissioned by John Rylands being distinctive in the architectural styles (HER 18299.1.0, HER 18300.1.0 and HER 18301.1.0).

9.48 Longford Hall Portico (HER 18294.1.0 c.30m to the west of the study site) is a landmark structure within Longford Park, the only surviving element of the former Longford Hall dating to 1857 and has been a standalone structure since 1995. The portico comprises of a pair of Ionic plain columns over which is an entablature with 'HALL GARDEN' and a

balustrade. To the rear of the structure are a pair of engaged columns with plain brick surround and tie rods. Longford Hall replaced an earlier structure of the same name that had been the residence of the cotton merchant Thomas Walker. To the north of the portico and c.30m to the west of the boundary, lie Gardener's stores and shelters (HER 18295.1.0) which were built in 1936 in Art Deco style, the single storey structure of the store has a stepped frontage with a key stone with formerly roofed pavilions either side which provided shelter for park users. The assets represent the park in its heyday as a public park.

9.49 Testament to the growing popularity of Chorlton as an affluent suburb of Manchester are a number of fine examples of suburban dwellings to the immediate south of the study site on Edge Lane such as; a pair of late 19th century buildings of detached homes with scalloped bay roofs and ornate first floor bay windows (HER 18290.1.0), semi-detached houses with original gardens and low stone built wall to the front (HER 18291.1.0), and Edge Lane Lodge, an Arts and Craft influenced detached house (HER 18293.1.0).

9.50 In the early 20th century, the area of Chorlton became more residential, with housing estates bounding the north, east and south of the study site. A public bath was constructed between 1922 and 1929, Chorlton Baths (HER 17450.1.0 c.500m to the east of the study site) and demonstrates the evolution from the late 19th century baths provision as being for purely health and welfare provision to being sites of leisure, sport and recreation.

9.51 Ryebank with Longford Park further represent leisure and recreation with the areas being valued open green spaces within the suburb of Chorlton, further green spaces which contribute to the aesthetic of the area are Seymour Grove Allotments (HER 18260.1.0 c.750 to the north), which have been in use since before 1938 and are still in use today linking the existing plot holders with historic gardening practices of the past.

9.52 The earliest map observed as part of this assessment which showed the land within the boundary of the study site in detail was the 1845 Tithe Map for Chorlton cum Hardy. This showed a number of roads converging on the village of Chorlton cum Hardy located c.1km south-east of the study site and set within a parish characterised by enclosed fields.

9.53 The fields around the village included a number under 'arable' use but the study site was located in the northern extremity of the parish in an area characterised by fields recorded as being under 'meadow' and 'pasture'. This area is noted to accord with an area of superficial geology recorded as including deposits of clay (Diamicton), a poor geology for

arable use as attested by the prevalence of pasture and meadow within its footprint. A number of water features within the study site and its immediate vicinity are indicative of clay extraction either associated with localised small-scale industry (most likely brick-making) or indicative of the purposeful creation of watering holes for grazing livestock.

9.54 One of these features to the immediate east of the study site boundary appears to have been fed by a watercourse (or wet ditch) which extended into the study site according with the extant ditch cut which is present today. A further watercourse extended parallel to this through the north of the study site.

9.55 Observation of the first edition six-inch edition of the 1845 Ordnance Survey map verifies the depiction of the study site as it was shown on the 1845 Tithe map. Reference on this map to 'Brick Kiln Pits' to the south-east of the study site verifies the use of the localised clay deposits in brick-making and indicates that the similar features within the boundary of the study site were clay extraction pits for the brick-making industry.

9.56 In accordance with this, the 1922 Ordnance Survey map depicts the presence of a 'Brick Works' to the east of the study site. This map also depicts urban sprawl to the fringes of the study site including a short row of terraces depicted within the study site boundary. Furthermore, the later 1935 map shows extensive clay extraction across the study site, the local reserves of clay being exploited on a larger industrial scale to support the 'Brick Works' to the east of the study site which continued to operate at this time.

9.57 On the 1935 map, the extant east-west ditch present across the centre of the study site appears to have been respected by the extraction activity; the pits apparently avoiding its alignment. However, the other wet ditch/watercourse shown on the earlier maps crossing the north of study site was impacted by the northern extraction area and observation of the 1951 Ordnance Survey appears to indicate that it was routed down the eastern boundary of the study site to drain into the extant east west ditch cut which was marked as a 'drain' by 1951.

9.58 The 1951 map also indicated that the extraction activity may have extended further west than that shown in 1935; hachures to the western study site boundary indicating a difference in height between the study site and the land to the west. The ponds/marl pit features shown on the earlier mapping within the study site boundary.

Previous Archaeological Investigations

9.59 In 2019, an earthwork survey of the ditch crossing the centre of the study site, reputedly part of the 'Nico Ditch' and forming part of the previous DBA, was undertaken by Wardell Armstong LLP (**Appendix 9.1**). The survey comprised of non-intrusive transect survey, aerial survey and an auger survey. Results showed the extant ditch to be shallow and U-shaped with shallow sloping sides with a rounded base, the deposit models demonstrated that there was up to 1m deposit of backfill of coal, modern ceramic building material, debris and scrap metal likely from when the land was an unmarked landfill site. The material was unlikely to of any earlier than Post-Medieval date.

9.60 Archaeological excavations were carried out by Salford Archaeology at Longford Park in 2014 as part of the Dig Greater Manchester project which aimed to locate the 'Nico Ditch' within the park. The excavations did not locate the line of the ditch, possibly due to landscaping.

9.61 There have been no additional archaeological events within the study site since the 2020 DBA. In the wider 1km study area, a further eight archaeological events are recorded on the HER including four desk-based assessments (EGM5462, EGM5497, EGM5654, EGM5702), three heritage statements/heritage impact assessments (EGM5463, EGM5515, EGM5735) and one evaluation (EGM5672). These do not add anything further to the understanding of the study site.

Site Visit

9.62 A site visit was undertaken in October 2019.

9.63 The site comprised an irregular shaped plot of land under one parcel of rough pasture inclusive of dense thickets of scrub. Areas under tree cover were present, in-particular in the north and west where a copse of trees and a woodland belt were also present within the boundaries of the site respectively. Access to the site off Longford Road included a tarmacadam footpath and area of hardstanding; the area of hardstanding being bound to its northern side by an earth bund most probably representing the overburden removed for the creation of the area of hardstanding.

9.64 Observations of the alignment of a ditch cut present roughly east to westwards across the centre of the site were precluded by the presence of dense thickets of scrub. However, informal footpaths crossing its footprint on a roughly north-south trajectory indicated that a shallow and dry ditch profile was present (note that the site is private land to which there

is no public access and there are no public rights of way (PRoW), however current Ordnance Survey mapping does show a network of internal paths). This profile was noted to extend beyond the site boundary to the east. To the west, however, modern playing fields had levelled any remains and projection of the ditch, and within the western boundary of the site it was truncated by the known alignment of the gas main. No associated bank was observed within the site.

Historic Hedgerows

9.65 There are no historic hedgerows within the study site under the criteria laid out in the Hedgerow Regulations 1997 as amended.

Summary of Baseline

9.66 The baseline assessment has revealed that other than the negative earthwork, there is low archaeological potential for all periods prior to the Industrial and 20th century period. Past impacts including clay extraction have had an archaeological impact across the site and no archaeological remains are likely to have survived within those extraction areas. The installation of an intermediate pressure (IP) gas main along with sewer will also have removed and/or truncated any archaeological remains.

9.67 Existing Sensitive Receptors (ESR) that have been identified from the baseline include the negative earthwork crossing the centre of the site, potential buried early 20th century terraced housing in the south-east corner and potentially unknown archaeological remains along the edges of the western part of the site.

9.68 The archaeological potential of the site is limited. This is due to the historic exploitation of the localised deposits of clay which are known to have extended across the site, with site investigations having revealed depths of infill/made ground up to 12.7m below ground level (E3P 2020, 2025). This wholesale ground disturbance would have removed and/or severely truncated any archaeological remains should they have been present. As a result, there will be no effects within these areas and they are scoped out of further assessment.

9.69 Only the east/west aligned ditch cut through the centre of the site is known to have been relatively undisturbed by the historic clay extraction. Other areas of potential survival may be located in the western fringe of the site (if extraction did not extend to the site's western boundary) and the south-eastern corner of the site where the presence of early 20th century housing may have prevented wholesale extraction albeit the construction of the

houses themselves would have caused the removal or truncation of any earlier archaeological remains.

9.70 The extant ditch cut which extends across the centre of the site is fragmented from its original network, whether this be a post medieval drainage network or an earlier ditch network of unknown function. By 1894, it was terminated at the western boundary of the site and subsequent to this its western extremity within the site has been heavily truncated by earthworks associated with the laying of a gas main. Whilst the extant ditch extends outside of the site boundary to the east, its survival is limited as a consequence of extensive residential development with the earthworks of the ditch no longer reaching Manchester Road at which point it is historically known to have been taken into the drainage network by the Longford Brook; this association with the organised drainage network being reasserted in the 1930s and in 1951. The ditch is now dry and silted.

9.71 Its reputed association with the 'Nico Ditch' is uncertain on cartographic grounds, there being no obvious tracing of an historic network, which would join it with the westernmost known section at Platt Fields. It is possible that the ditch was more likely associated with the Carr Ditch, a ditch of later date which extended to the west of the site.

9.72 The extant ditch cut present across the centre of the site has been identified to be heavily silted by at least 1m of deposit. Environmental analysis of this deposit and the field observations of the archaeologist undertaking the augering indicate that this deposit is of post-medieval date, there being no evidence that the extant ditch is earlier in date.

9.73 Two of the boreholes taken through the ditch deposit hit a solid surface at depths of 0.8 - 1.08m. This may be the remains of a culvert which could have been inserted into the ditch around the time of the 1930s clay extraction when it is known that the Longford Brook was re-routed via a culvert down the eastern boundary of the site and into the ditch cut which by 1951 was annotated as a 'drain' (for further information, see the Drainage Strategy (Renaissance, December 2024) submitted with the planning application). The potential use of the ditch cut in this way demonstrates relatively modern interventions which, if it were an extension of the 'Nico Ditch', would have affected its preservation. The profile of the ditch as recorded by the earthwork survey also indicates that, if it were an extension of the 'Nico Ditch', that it has undergone significant change. Its recorded width at 10 - 12m is substantially in excess of the 3 - 4m wide profile at known Nico sections.

9.74 Overall, whether the ditch was not part of the Nico and is in fact relatively recent in origin potentially associated with the Carr Ditch, or, whether the extant ditch and its

archaeological deposits represent a series of re-cuts that have obliterated a medieval precursor associated with the 'Nico Ditch', is not known. Currently, its surviving archaeological remains would not be considered to be of higher than low significance. It is either a fragmented post medieval drainage ditch of negligible importance or a part of a medieval ditch which may be considered to be of high (national) importance due to its potential association with a larger ditch network known as the 'Nico Ditch', the surviving parts of which are scheduled monuments.

9.75 The presence of other remains within the boundary of the site would be restricted to pockets not affected by clay extraction. These are likely to be limited to the immediate vicinity of the extant east/west aligned ditch. Other areas potentially unaffected could be the western fringes of the site and the area of the site which was under a terrace row in the 1930s albeit its later demolition may have been undertaken to facilitate clay extraction in full, yet this is uncertain.

9.76 Nevertheless, apart from the extant ditch, there is little evidence to indicate preceding activity within the boundary of the site prior to its enclosure in the 19th century for pasture. It is highly likely that in preceding periods, the site was located within a marginal area and that if the extant ditch was located across the site from the Anglo-Saxon/medieval period as either a drainage/territorial or defensive feature that it was a simply a feature of linear form, which provided a landscape boundary only. There is no evidence that it provided enclosure for specific activity within the boundary of the site.

9.77 Other remains, if present, would not be anticipated to be of anything other than of negligible importance, the potential importance of remains within the former terrace footprint being restricted to that of negligible due to them being likely highly truncated as a consequence of that residential development alone.

Future Baseline

9.78 The future baseline conditions for below ground archaeology within the site are unlikely to change unless the site is subject to redevelopment.

Embedded Mitigation

9.79 This section describes the measures which have been 'embedded' into the development.

Enabling and Construction Phase

9.80 The Masterplan **Figure 4.1** (drawing 05476-5PA-MP-XX-DR-A-000200) has made provision for the preservation in situ of the earthwork. The ditch is proposed to be an 'Ecological Pond' but would otherwise remain extant and in situ within green space.

9.81 An appropriate and proportionate intrusive field evaluation within the site may provide further information to enable final determination of its significance. Greater Manchester Archaeological Advisory Service, in an EIA scoping opinion response dated 26th November 2024, recommended that in order to assess the character, date, survival and significance of any deposits associated with the earthwork purported to be the 'Nico Ditch', an intrusive archaeological field evaluation be undertaken.

The Completed and Operational Development

9.82 No further mitigation is required in respect to the operational phase of the Proposed Development.

Assessment of Likely Significant Effects

9.83 The Proposed Development within the boundary of the site would have the potential to cause significant direct effects to archaeological assets through ground disturbance.

9.84 The heritage interests of potential archaeological receptors are described below. The importance of given interests will also be cited in accordance with the methodology, which describes the methodology for assessing the magnitude of effect and the overall significance of effect.

Enabling and Construction Phases

9.85 Works during the enabling and construction phases could include site clearance, heavy plant movements, compound creation, regrading, cutting/piling of new foundations, construction of roads, installation of services, and subsurface water drainage.

9.86 The areas within the footprints of proposed housing are likely to result in the complete removal of any surviving archaeological remains and as such there will be a major adverse magnitude of impact. However, these footprints lie mainly are within areas of clay extraction, which will have removed any archaeological remains.

9.87 The assessment of the effects of enabling and construction works is based on the knowledge of the archaeological baseline and assumed works as described above. The likely effects are summarised in Table 9.5.

Table 9.5 Assessment of Likely Enabling and Construction Phase Effects

Activity	Assessed Magnitude of Impact
Setup works, including compound setup, temporary services, levelling and grading work, site clearance and other works	**Minor**
Grubbing out of any existing built foundations	**Major**
Site strip,	**Major**
Construction, including foundation excavation and/or pile installation, road construction	**Major**
Landcsaping, including ground reduction, levelling creation of tanks and ponds	**Minor to Moderate**
Compression of buried remains from all plant movements	**Minor Adverse**

9.88 It is currently assessed that the archaeological receptors within the site are of **negligible** sensitivity (value). If, however, the negative earthwork is identified as a surviving part of the 'Nico Ditch', this may be of high sensitivity and be of Regional to National Importance and may meet the Department for Culture Media and Sport criteria for assessing the importance of a monument for scheduling.

9.89 The assessment of the earthwork will take into account two scenarios, it is revealed to be a modern ditch of negligible sensitivity, or it is revealed to be a surviving part of the 'Nico Ditch' and is of high sensitivity as a precautionary approach. While it is proposed that the earthwork will remain in situ, enhancement of the ditch is planned.

9.90 An evaluation of the predicted effects during enabling and construction and subsequent nature, scale and significance of effects is outlined in table 9.6.

Table 9.6 Evaluation of Predicted Effects During Enabling and Construction Phases

Receptor	Sensitivity	Magnitude of Impact	Significance of Effect
Negative Earthwork (modern)	**Negligible**	**Minor**	**Not Significant**

Negative Earthwork ('Nico Ditch')	**High**	**Minor**	**Moderate (Significant)**
20th century terraced housing	**Negligible**	**Major**	**Not Significant**
Unknown archaeological receptors within the western fringe of the site	**Low**	**Negligible**	**Not Significant**

9.91 The effects of the Proposed Development overall would (after applying professional judgement), overall be considered **not significant** should the earthwork prove to be of negligible sensitivity. Should the ditch prove to be of high sensitivity, the significance of effect upon it would be **moderate** (**significant**).

The Completed and Operational Development

9.92 No further likely significant effects are judged to apply in respect to the completed and operational stage of the Proposed Development.

9.93 However, should the earthwork be revealed to be of high sensitivity, it may potentially be of national importance and a candidate for reassessment for scheduling as concluded by Historic England in their assessment in November 2019.

Additional Mitigation / Enhancement Measures

Enabling and Construction Phase

9.94 A PD (**Appendix 9.3**) has been prepared, which outlines the methodology for a programme of archaeological investigation of the negative earthwork. This work has been agreed during consultation with GMAAS and involves intrusive investigation comprising the excavation of two trenches across the profile of the earthwork.

The Completed and Operational Development

9.95 Should the negative earthwork be revealed to be a surviving part of the 'Nico Ditch', it may be a candidate for assessment for scheduling.

Summary of Residual Effects and Mitigation Measures

9.96 Where archaeological assets are preserved in situ, including unknown archaeological receptors within the western fringes of the site and the 20th century housing, and the Proposed Development will not disturb them, there will be no residual effects.

9.97 In terms of the negative earthwork, embedded mitigation measures will result in its preservation in situ. Pending the results of the archaeological investigations, its potential sensitivity (value) remains unknown and further mitigation measures including its potential statutory protection by becoming a scheduled monument are yet to be ascertained. Therefore, a precautionary approach has been taken.

9.98 Should the earthwork not be revealed to be part of the 'Nico Ditch' the significance of effect is not significant and the residual effect would also be **not significant**.

9.99 Should the earthwork be revealed to be part of the 'Nico Ditch', the predicted significance of effect is **moderate adverse** (**significant**) and the residual effect after mitigation would potentially be **minor beneficial** (**not significant**) in the **long term** at the **national level**, due to investigation and recording. This assessment may yet change pending the results of the investigation and assessment for scheduling.

9.100 Table 9.7 summarises the residual effects.

Table 9.7: Residual Effects Summary

Description of Effect	Description of residual effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
		Construction				
Negative earthwork extending across the centre of the site (Negligible Sensitivity)	N/A	The Masterplan Figure 4.1 (drawing: 05476-5PA-MP-XX-DR-A-000200) a green buffer zone along the extant ditch cut which extends across the width of its footprint. It is anticipated that within this green space, the extant ditch may be utilised as part of a drainage network which may cause some limited disturbance dependent upon design solutions. For further information, see the Drainage Strategy (Renaissance, February 2025) submitted with the planning application).	**Not Significant**	N/A	N/A	**Not Significant**
Negative Earthwork extending across the centre of the site ('Nico Ditch') High sensitivity	Reduction in the residual effect on the receptor through increased knowledge and potentially	The Masterplan Figure 4.1 (drawing: 05476-5PA-MP-XX-DR-A-000200) a green buffer zone along the extant ditch cut which	**Moderate adverse** (**significant**)	Investigation and recording.	Planning condition	**Minor adverse** (**not significant**)

	statutory protection and preservation in situ	extends across the width of its footprint. It is anticipated that within this green space, the extant ditch may be utilised as part of a drainage network which may cause some limited disturbance dependent upon design solutions For further information, see the Drainage Strategy (Renaissance, February 2025) submitted with the planning application).				
		Completed and Operational				
Negative earthwork extending across the centre of the site (Negligible Sensitivity)	N/A	The Masterplan Figure 4.1 (drawing: 05476-5PA-MP-XX-DR-A-000200) a green buffer zone along the extant ditch cut which extends across the width of its footprint. It is anticipated that within this green space, the extant ditch may be utilised as part of a drainage network which may cause some limited disturbance dependent upon design solutions For further information,	**Not Significant**	N/A	N/A	**Not Significant**

		see the Drainage Strategy (Renaissance, February 2025) submitted with the planning application).				
Negative Earthwork extending across the centre of the site ('Nico Ditch') High sensitivity	Preservation in situ, prevention of future effects	The Masterplan Figure 4.1 (drawing: 05476-5PA-MP-XX-DR-A-000200) a green buffer zone along the extant ditch cut which extends across the width of its footprint. It is anticipated that within this green space, the extant ditch may be utilised as part of a drainage network which may cause some limited disturbance dependent upon design solutions For further information, see the Drainage Strategy (Renaissance, February 2025) submitted with the planning application).	**Moderate adverse** (**significant**)	Statutory protection	Addition to the NHLE by scheduling	**Minor beneficial** (**not significant**) in the **long term** at a **national level**

Assessment of Cumulative Effects

Inter-Cumulative Effects

9.101 Inter-cumulative effects can arise when a resource of receptor (in this case the archaeological record) is affected by more than one development at the same time.

9.102 Once the predicted residual effects have been identified, these inform the inter-cumulative effects assessment. Other identified developments are reviewed to identify if they would have similar residual effects. This enables a judgment as to whether cumulative effects are likely significant.

9.103 Nine other developments have been considered within the zone of influence as summarised in Table 9.8.

9.104 The developments (99795/OUT/20, 136878/FO/2023, 114228/FUL/24, 141706/DEM/2024, 115175/FUL/24) have no archaeological constraints and have therefore been scoped out of the assessment.

9.105 The development (103844/HYB/21), while archaeological remains are associated with this development and there may be cumulative effect on the archaeological resource at a local level, the loss will be mitigated by preservation by record as recommended by GMAAS. There likely to be no inter-cumulative effects during either enabling, construction or the completed and operational phases. The cumulative effect is therefore **negligible** (**not significant**).

9.106 The development at Longford Park (110093/FUL/23), while archaeological remains are associated with the 'Nico Ditch' within this development and it lies adjacent to the Proposed Development, and there may be cumulative effect on the archaeological resource at a local level, the loss will be mitigated by preservation by record as recommended by GMAAS. There likely to be no inter-cumulative effects during either enabling, construction or the completed and operational phases. Excavations in 2014 did not locate the line of the 'Nico Ditch' within the park. The cumulative effect is therefore **negligible** (**not significant**).

9.107 The development at the former Chorlton Leisure Centre (136791/FO/2023) comprises the demolition of the existing structure. While there may be cumulative effect on the archaeological resource at a local level, the loss will be mitigated by preservation by record as recommended by GMAAS. There likely to be no inter-cumulative effects during

either enabling, construction or the completed and operational phases. The cumulative effect is therefore **negligible** (**not significant**).

9.108 The development at 1 Trafford Wharf Road (114818/FUL/24) comprises demolition of an upstanding structure and development of a residential mixed-use development. While there may be cumulative effect on the archaeological resource at a local level, the loss may be mitigated by preservation by record. There likely to be no inter-cumulative effects during either enabling, construction or the completed and operational phases. The cumulative effect is therefore **negligible** (**not significant**).

Intra-Cumulative Effects

9.109 Once the predicted residual effects have been identified, these inform the intra-cumulative effects assessment. The receptors are identified spatially within the site and an assessment is made to identify where receptors would be affected by more than one type of activity.

9.110 Within the Proposed Development and taking into account the embedded mitigation and additional mitigation measures, there are likely to be limited intra-cumulative effects during either enabling, construction or the completed and operational phases. There would be **negligible** (**not significant**) intra-cumulative effects on any of the receptors.

Table 9.8: Cumulative sites

site	Application No.	Distance & Direction	Proposal	Scoped-in / Scoped-out	Justification
1.	99795/OUT/20	850m north	Outline planning application (all matters reserved except for access) for the redevelopment of the site for up to 750no residential dwellings (Use Class C3); local centre and office uses (Use Class E); education (Use Class F1); hotel (Use Class C1); drinking establishment (sui generis); energy centre (Use Class B2) uses and associated infrastructure and open space, with access from Talbot Road.	Scoped out	No archaeological receptors
2.	103844/HYB/21	1.35km west	Full planning permission for the demolition of specified buildings; and outline planning permission with all matters reserved except for access for a mixed-use development comprising: up to 13,000 sqm of commercial, business and service floorspace (Use Class E); up to 2,800 sqm of public house or drinking establishment floorspace (Sui Generis); up to 720 sqm of learning and non-learning institutions (Use Class F1); up to 2,400 sqm for local community uses (Use Class F2); up to 800 residential units (Use Class C3); public realm and landscaping; highways improvement works; and other associated infrastructure	Scoped in	While archaeological remains are associated with this development and there may be cumulative effect on the archaeological resource at a local level, the loss will be mitigated by preservation by record as recommended by GMAAS. **Negligible** (**not significant**)
3.	110093/FUL/23	Adjacent	Redevelopment works at Longford Park including the redesign of the former Longford Hall footprint; restoration of Long Barn to facilitate	Scoped in	Archaeological remains are associated with the earthwork putatively identified as the 'Nico Ditch' within this development and it lies adjacent to the Proposed

			use as a volunteering, activity and skills development hub; creation of a pump track; de-culverting of Longford Brook; resurfacing and reconfiguration of car parking, footpaths and tennis courts; new lighting columns, creation of new gateway features into the park; creation of a number of new surfaced footpaths; surface water attenuation; repairs and alterations to the Longford Hall portico, walled garden (including walls), ha-ha and wildlife gardens; redevelopment of Pets Corner; alterations and redevelopment of sports facilities; refurbishment and improvements to both play areas; and habitat creation, including areas of open meadow, tree and shrub planting and other associated development to facilitate the above works		Development, and there may be cumulative effect on the archaeological resource at a local level, the loss will be mitigated by preservation by record as recommended by GMAAS. There likely to be no inter-cumulative effects during either enabling, construction or the completed and operational phases. The cumulative effect is therefore **negligible** (**not significant**).
4.	136791/FO/2023	500m east	Erection of 2 no. 5 storey residential buildings comprising 50 no. dwellings (Class C3) with ancillary communal facilities; and, associated access, car parking, bin store, amenity space and landscaping, following the demolition of the existing building	Scoped in	This development comprises demolition of an upstanding structure and while there may be cumulative effect on the archaeological resource at a local level, the loss will be mitigated by preservation by record as recommended by GMAAS. There likely to be no inter-cumulative effects during either enabling, construction or the completed and operational phases. The cumulative effect is therefore **negligible** (**not significant**).
5.	136878/FO/2023	620m south-east	Erection of a 4 storey building to form 40 no. residential apartments, together with cycle and car parking, bin store, landscaping and boundary treatments following demolition of existing buildings	Scoped out	No archaeological receptors

6.	114228/FUL/24	760m north-east	Demolition of existing buildings and the redevelopment of the site with a residential-led mixed use scheme comprising 145 dwellings (Class C3) and a commercial unit (Class E), with communal amenity space, car parking and landscaping.	Scoped out	No archaeological receptors
7.	141706/DEM/2024	520m south-east	An application for demolition of the buildings on site has been received.	Scoped out	No archaeological receptors
8.	114818/FUL/24	1.76km north	Residential development comprising 228 dwellings (Use Class C3) with external amenity space and associated parking and access.	Scoped in	This development comprises demolition of an upstanding structure and development of a residential mixed use development. While there may be cumulative effect on the archaeological resource at a local level, the loss may be mitigated by preservation by record. There likely to be no inter-cumulative effects during either enabling, construction or the completed and operational phases. The cumulative effect is therefore **negligible** (**not significant**).
9.	115175/FUL/24	580m north	Residential development comprising 228 dwellings (Use Class C3) with external amenity space and associated parking and access.	Scoped out	No archaeological receptors

Conclusions

Summary of Baseline Conditions

9.111 This Chapter has summarised the archaeological baseline at the Proposed Development site. Baseline data was obtained from publicly accessible sources including the Greater Manchester HER and the National Heritage List for England during previous desk-based assessments. Information was also garnered from previous site visits along with information from surveys including earthwork, aerial and auger surveys.

9.112 The baseline assessment indicates low archaeological potential for all periods before the Industrial and 20th century period, with past clay extraction and infrastructure installation having removed most archaeological remains. The only identified sensitive receptors are a negative earthwork, potential early 20th century housing remains in the southeast, and possible unknown remains along the western edge.

9.113 The east-west aligned negative earthwork through the site is largely undisturbed but heavily silted with post-medieval deposits. Its connection to an ancient earthwork 'The 'Nico Ditch'' is uncertain, as its dimensions and recorded changes differ from known Nico sections. It may instead be linked to the later Carr Ditch. Regardless, the ditch's poor preservation limits its current sensitivity to **negligible**.

9.114 Other potential remains are limited to areas not affected by clay extraction. However, evidence of earlier activity before the site's 19th century enclosure is scarce, and any surviving remains are likely of **negligible** to low importance of **local** significance.

Summary of Likely Significant Effects

Enabling and Construction Phase

9.115 The likely significant effects of the Proposed Development is concluded to be **not significant**. However, should the negative earthwork prove to be a surviving part of the 'Nico Ditch' the significance of effect would be **moderate adverse** (**significant**).

Operational Phase

9.116 No likely significant effects are judged to apply in respect to the completed and operational phase of the Proposed Development. Should the negative earthwork be revealed to be a surviving part of the 'Nico Ditch', it may be a candidate for assessment for scheduling.

Summary of Mitigation and Enhancement Measures

Enabling and Construction Phase

9.117 The Masterplan ensures the preservation of 20th century housing remains and potential archaeological features in the western fringe by designating these areas as green space or pathways. The earthwork will also be preserved, with part of the ditch being infilled to create an 'ecological pond' while the rest remains intact.

9.118 A proportionate intrusive field evaluation is recommended to determine the character, date, and significance of the earthwork, possibly linked to the 'Nico Ditch'.

Operational Phase

9.119 The earthwork may meet the criteria for scheduling. Otherwise, no other archaeological effects are anticipated, and no additional mitigation measures are required.

Summary of Likely Residual Effects

9.120 Since the western fringe's potential archaeological assets and 20th century housing remains will be preserved in situ and undisturbed, there will be no residual effects in these areas.

9.121 The negative earthwork will also be preserved, but its sensitivity remains uncertain until archaeological investigations are completed. If it is not part of the 'Nico Ditch', the effect is considered **not significant**. However, if it is identified as part of the 'Nico Ditch', the effect is classified as **moderate**, with a **minor beneficial** residual effect in the **long term** at the **national level**, due to investigation and recording.

Summary of Likely Cumulative Effects

Inter-cumulative effects

9.122 Nine other developments were considered within the zone of influence. One (99795/OUT/20) has no archaeological constraints and was excluded from the assessment. The other (103844/HYB/21) has associated archaeological remains, but any impact will be mitigated through preservation by record, as recommended by GMAAS. No inter-cumulative effects are expected during any phase of development, and the overall cumulative effect is deemed **negligible** (**not significant**).

Intra-cumulative effects

9.123 Given the proposed development's embedded and additional mitigation measures, intra-cumulative effects during enabling, construction, and operational phases are expected to

be limited. As a result, the overall cumulative effect is considered **negligible** (**not significant**).

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10 GROUND CONDITIONS

Introduction

10.1 This Chapter identifies the existing soil and geological conditions and development constraints, evaluates the potential for contamination and assesses the potential effects on ground conditions during both the construction and operational phases.

10.2 The Chapter describes the methods used to assess the baseline conditions currently existing at the Site and surroundings, the potential direct, indirect and likely significant effects of the development arising from the construction and the operational phase, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by E3P Ltd.

10.3 This Chapter is supported by the following documents which are included in the appendices:

- **Appendix 10.1** - E3P Ltd - Phase I Geoenvironmental Site Assessment – Ryebank Road, Chorlton, Manchester, M21 9LU. Report Reference: 13-533-R1-2, dated March 2020.
- **Appendix 10.2** - E3P Ltd - Phase II Geoenvironmental Site Assessment - Ryebank Road, Chorlton, Manchester, M21 9LU. Report reference: 17-403-R1-3, dated February 2025 2024.
- **Appendix 10.3** - E3P Ltd – Detailed Quantitative Risk Assessment – Ryebank Road, Chorlton, Manchester, M21 9LU. Report reference: 17-403-L2-1, dated January 2025
- **Appendix 10.4** - E3P Ltd – Remediation and Enabling Works Strategy - Ryebank Road, Chorlton, Manchester, M21 9LU. Report reference: 17-403-R2-1, dated February 2025 2025.

Legislative and Planning Policy Context

National Planning Policy

National Planning Policy Framework

10.4 The National Planning Policy Framework (NPPF) 2024 outlines the UK Government's planning policies for England and their application. Environmental sustainability is a core principle of the NPPF, integrated across various chapters to ensure that development

meets present needs without compromising the ability of future generations to meet their own.

10.5 The National Planning Policy Framework (NPPF, 2024) paragraph 125 (Ref 11.2) states that;

Planning policies and decisions should:

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

10.6 Paragraph 196 (NPPF, 2024) states that;

Planning policies and decisions should also ensure that:

a) a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation.

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

c) *adequate site investigation information, prepared by a competent person, is available to inform these assessments.*

Local Planning Policy

Manchester Local Plan and Manchester's Core Strategy

10.7 Manchester's Core Strategy was adopted on 11 July 2012 and is the key document in the Manchester Local Plan. It sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against. The Core Strategy replaced much of the Unitary Development Plan (UDP), but some UDP policies are extant (remain) however these are outside the scope of Ground Conditions.

10.8 Manchester's Core Strategy was updated in March 2024 following the adoption of the Places for Everyone Joint Development Plan (adopted in March 2024).

10.9 Manchester's Core Strategy includes policies relevant to ground conditions and contaminated land, ensuring that development proposals consider environmental constraints and necessary remediation. Key policies include:

Policy EN18: Contaminated Land and Ground Stability

- *The Council will give priority to the remediation of contaminated land to strategic locations as identified within this document. Any proposal for the development of contaminated land must be accompanied by a health risk assessment.*
- *All new development within former mining areas shall undertake an assessment of any associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them*.

Places For Everyone Joint Development Plan

10.10 The Places for Everyone (PfE) Joint Development Plan of Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan Councils sits at the foundations of proposals to improve employment opportunities for our communities, build the right homes in the right places, rejuvenate green spaces and reshape town centres. As a long-term plan for jobs, new homes, and sustainable growth it will aim to tackle the inequalities experienced by so many of our communities.

10.11 The Places for Everyone spatial strategy seeks to deliver sustainable, inclusive growth by focusing significant growth in jobs and housing at the core, boosting northern competitiveness through the provision of significant new employment and housing opportunities and infrastructure and supporting key economic drivers in the south.

- The PfE emphasises the importance of redeveloping brownfield sites, aligning with national objectives to promote sustainable urban growth while mitigating environmental risks. It advocates for the remediation of contaminated land to ensure safety for future occupants and to protect environmental receptors. This approach is consistent with the policies outlined in Manchester's Core Strategy, particularly Policy EN18: Contaminated Land and Ground Stability, which mandates that development proposals identify and mitigate risks from contamination and ground instability.

Trafford Local Plan

10.12 The Core Strategy is the principal document within the Trafford Local Plan, setting the vision, spatial strategy, and policies for development in the Borough up to 2026. It

addresses economic, social, and environmental issues, providing a strategic framework for subsequent Development Plan Documents. Relevant policies within the Core Strategy should be reviewed to ensure compliance with environmental and ground condition considerations.

10.13 Although still in draft form, the Trafford Local Plan (Regulation 18) provides insight into the Council's evolving priorities. Policy EP1.2 within this draft, states that development will only be permitted on land affected by contamination where it is demonstrated that the contamination and land gas can be appropriately managed. This highlights the importance of thorough site assessments and remediation strategies concerning ground conditions.

Other Relevant Policy, Standards and Guidance

Manchester City Council's Contaminated Land Strategy

10.14 Manchester City Council's Contaminated Land Strategy outlines the framework for identifying, assessing, and remediating contaminated land in line with Part 2A of the Environmental Protection Act 1990. The strategy prioritises:

- The protection of human health and the environment.
- The identification of potentially contaminated sites through historical land use analysis.
- The implementation of risk-based assessments to determine the necessity of remediation.
- Ensuring that redevelopment proposals include appropriate mitigation measures to manage contamination risks.

10.15 Developers are required to adhere to local planning policies that incorporate contaminated land considerations, ensuring that remediation strategies align with both national and local regulatory frameworks.

10.16 The assessment completed by E3P has been guided by the following legislation and good practice with due regard to the NPPF:

- Part 2A Environmental Protection Act 1990
- Environment Agency Land Contamination: Risk Management (LC:RM) 2023
- Environment Agency Groundwater Protection: Policy and Practice (GP3) 2008

- BSI 10175 (Code of Practice for Investigation of Potentially Contaminated Land)

10.17 Part 2A of the Environmental Protection Act (EPA) 1990, reinforced by s57 of the Environment Act 1995 (Reference 13.2), came into force in England on 1 April 2000. The main objective of introducing the Part 2A regime is to provide an improved system for the identification and remediation of land where contamination is causing unacceptable risks to human health, or the wider environment given the current use and circumstances of the land.

10.18 The main documents that set out procedures for the conduct of technical processes or activities which may be relevant or partially relevant to Part 2A includes the EA LC:RM guidance and this document recommends a phased or tiered approach to risk assessment including:

10.19 Stage 1: Risk assessment

- Preliminary risk assessment.
- Generic quantitative risk assessment.
- Detailed quantitative risk assessment.

10.20 Stage 1 includes information from intrusive site investigations.

10.21 Stage 2: Options appraisal

- Identify feasible remediation options.
- Do a detailed evaluation of options.
- Select the final remediation option.

10.22 Stage 3: Remediation and verification

- Develop a remediation strategy.
- Remediate.
- Produce a verification report.
- Do long-term monitoring and maintenance, if required.

10.23 The assessment that is reported within the E3P Phase I and II Geoenvironmental Site Assessment (**Appendix 10.1** and **10.2**) encompasses a review of the available historical

and geoenvironmental information, the collection of field data and laboratory testing and the completion of generic quantitative risk. A Detailed Quantitative Risk Assessment (**Appendix 10.3**) has been carried out following the Site investigation works to further assess the potential risk to groundwater. E3P has also completed the specification of remediation options, which are summarised within the Remediation and Enabling Works Strategy document (**Appendix 10.4**).

Assessment Methodology and Significance Criteria

Study Area

10.24 The subject site is an irregularly shaped parcel of land located to the north of the junction between Ryebank Road and Longford Road in Chorlton (M21 9LU) herein referred to as the Site.

10.25 The Site is surfaced by overgrown grasses and semi-mature and mature trees, which are notably dense around the perimeter of the Site. The ditch is known to intersect the centre of the Site which is thought to form part of a linear earthwork stretching across Manchester (9.7 km), purported to form part of the Nico Ditch.

10.26 There are no structures present on Site, however an area of hardstanding is present to the southeast of the Site. A bund surfaced by grass is located adjacent to the area of hard standing in the southeast of the Site. A number of informal desire line paths intersect the Site.

Preliminary Geoenvironmental Investigation

10.27 The desk-based assessment of ground conditions has been undertaken and a summary of this research is set out below together with a description of baseline conditions.

10.28 The information obtained and considered in the desk study includes historical Ordnance Survey maps, geological maps and memoirs, hydrological and hydrogeological records, environmental databases, coal mining and mineral extraction records and the results of the Site investigations carried out previously near the Site. The purpose of the desk study was:

- to establish the environmental setting of the Site, particularly with regards to ground conditions including local geology, hydrology and hydrogeology.
- to identify historic use or current potential sources of contamination and how these may affect the proposed scheme or indeed the wider environment.

- to develop a Conceptual Site Model (CSM) of the Site. This would be carried out in line with requirements of the Environmental Protection Act Part 2A (Ref 13.1) source-pathway-receptor 'pollutant linkage' methodology.
- to undertake a geotechnical appraisal of the Site and identify any site constraints and potential risks.
- to characterise, where possible, constraints and development considerations, including recommendations for further investigations, assessments and mitigation.

10.29 Ordnance Survey maps, historical maps and environmental data have been obtained from a commercially available data provider (Landmark).

10.30 The environmental data obtained contains regulatory information from the following authorities:

- Manchester City Council (MCC) – air pollution controls, waste, contaminated land;
- Environment Agency – waste, hydrogeological, hydrological, pollution;
- Greater Manchester Combined Authority – waste;
- Mining Remediation Authority – coal mining;
- Natural England – sensitive sites, nature reserves etc;
- Public Health England – radon; and,
- Health & Safety Executive – COMAH permitted facilities.

Detailed Geotechnical and Geo-Environmental Investigation

10.31 In addition to desk-based assessment, E3P has completed an intrusive ground investigation which comprised the following:

- 32 x mechanically excavated trial pits;
- 19 x window sample boreholes;
- 5 x hand-excavated trial pits;
- 18 x Static Piezocone Penetration Tests (CPTUs);
- 6 x Cable Percussion Boreholes; and,

- Construction of environmental monitoring installations.

10.32 The Geoenvironmental Site Investigation was undertaken in general accordance with BS 10175:2011+A2 2017 'Code of Practice for the Investigation of Potentially Contaminated Sites'. The assessment of the Site investigation data was in accordance with technical guidance presented in 'Land Contamination Risk Management (LCRM) Model Procedures for the Management of Land Contamination' (Environment Agency 2020). LCRM provides a framework for risk management when dealing with land potentially affected by contamination including the development of a CSM that identifies sources of contamination, pathways and receptors, resulting in the identification of potential pollutant linkages.

Characterisation of Effect

10.33 Based on the findings of the assessments, the potential effects during the construction stage and the operational development have been evaluated using the method set out below and appropriate mitigation measures identified as necessary within the remediation and enabling works strategy.

10.34 The assessment includes consideration of any proposed earthworks and the potential effects of the development activities on sensitive receptors such as groundwater, site workers and future end-users.

10.35 Table 10.1 provides a framework within which the magnitude of impact will be assessed during the construction and operational phases of the Proposed Development. This part of the assessment will be based on professional judgements.

Table 10.1 Defining the Magnitude of Effect

Magnitude of Effect	Definition of Magnitude
High	Activities are likely to increase long-term contaminant release over and above the baseline conditions with significantly increased risks to human health and the wider environment. Effects are likely to be important considerations at a regional or district scale. Remedial work may mitigate such effects to some degree but is unlikely to remove all of the effects upon the affected receptors.
Medium	Activities are likely to result in significant contaminant release or cause degradation of other soil quality parameters, over and above the baseline conditions, with significantly increased risks to human health or controlled waters. Effects could be permanent on a local scale or

Magnitude of Effect	Definition of Magnitude
	have a wider, temporary impact. Remediation measures are likely to be largely effective although some residual effects may still arise.
Low	Activities may result in some contaminant release or cause degradation of other soil quality parameters over and above the baseline conditions with significantly increased risks to human health or controlled waters. Effects are likely to be both temporary and local and can be successfully addressed by remediation to leave minimal residual risk.
Negligible	No effect or effect where risks to human health or the wider environment are not significantly increased.

10.36 In addition to assessing the magnitude of the effect, the overall impact of the proposed development can be classified as beneficial, neutral, or negative, depending on the nature of the changes brought about by the activities. Table 10.2 below provides a framework for defining these impact classifications.

Table 10.2 Classification of Impacts

Impact Classification	Description
Beneficial	A positive effect on environmental quality, human health, or controlled waters, such as successful remediation leading to improved land quality.
Neutral	No significant change in environmental conditions or risks to human health and the wider environment.
Adverse	A detrimental effect on environmental quality, human health, or controlled waters, which may require mitigation to reduce risks.

10.37 The scale of impact is also an important consideration in assessing the significance of effects on ground conditions. Effects may be confined to the development site, extend across a district, or even have regional or national implications. Table 10.3 below outlines the different levels at which impacts may occur, helping to contextualise the findings of the assessment.

Table 10.3 Scale of Impact

Scale of Impact	Description	Ground Condition Context
National	Significant impacts at a national level, affecting large-scale	Contamination affecting nationally important aquifers, widespread soil pollution requiring large-scale remediation, or impacts on

Scale of Impact	Description	Ground Condition Context
	environmental quality, regulatory compliance, or policy objectives.	nationally designated sites (e.g., Sites of Special Scientific Interest - SSSIs).
Regional	Impacts that are important at a regional scale, potentially affecting multiple local authorities or regional water bodies.	Groundwater contamination spreading across multiple jurisdictions, large-scale soil degradation affecting regional agricultural land, or impacts on major infrastructure projects.
Local	Effects confined to a local authority area, influencing land use planning or local environmental quality.	Soil contamination requiring localised remediation, changes in ground stability affecting nearby infrastructure, or pollution affecting a single watercourse within a district.
Site-specific	Impacts restricted to the development site and immediate surroundings, with minimal wider environmental influence.	Minor contamination affecting only site workers or future occupants, temporary construction-related ground disturbance, or site-level mitigation measures effectively controlling risks.
Negligible	No significant impact at any scale, with no notable environmental changes or risks.	No contamination present, or remediation fully mitigating any potential risks, leaving no residual effects.

10.38 The classification of effects using the magnitude, impact type, and scale of impact ensures a comprehensive and transparent assessment of the proposed development's impact on ground conditions. This approach helps to identify the most significant risks and guide the selection of appropriate mitigation measures to protect human health and the environment.

Identification of Sensitive Receptors

10.39 Table 10.4 provides a framework within which the sensitivity of receptors will be assessed. This part of the assessment will be based on professional judgement following a review of mapping and environmental data.

Table 10.4 Defining the Sensitivity of Receptors

Sensitivity	Definition of Sensitivity
High	High quality watercourse, unprotected Principal Aquifer, potable groundwater abstraction, on-site operatives, residential properties, schools and hospitals within the Site or within 250m of the Site boundary.

Medium	Low quality watercourses, Secondary A Aquifer and residential properties, schools within 250m of the Site boundary.
Low	Absence of surface watercourse, Unclassified Aquifer or low permeability drift and no sensitive land uses within 250m of the Site boundary.

Duration of Effect

10.40 Table 10.5 provides a framework within which the duration of effects will be determined.

Table 10.5 Duration of Effect

Duration	Definition of Duration
Short Term	0 to 5 years including the construction period and on completion
Medium Term	5 to 15 years including mitigation establishment
Long Term	15 + years including long term operation of the development

Significance Criteria

10.41 Table 10.6 provides a framework which allows for the magnitude of the likely impact to be combined with the sensitivity of the receptor to determine the overall significance of the environmental effect. As much of the assessment is based on professional judgement following a detailed review of published data, this assessment will also be based on professional judgement. Effects considered to be Major will be considered significant.

Table 10.6 Matrix for Assessing Significance of Effect

Magnitude of Effect	Sensitivity of Receptors		
	High	Medium	Low
High	Major	Moderate	Moderate
Medium	Major	Moderate	Minor
Low	Minor	Minor	Negligible
Negligible	Negligible	Negligible	None

Site Investigation Limitations

10.42 The phases of the investigation were limited in the west, along the northern boundary and periphery of the Site due to the presence of dense vegetation.

10.43 Aspen Grove is present in the north of the Site, which was inaccessible to machinery during the works due to the densely vegetated nature of the area.

10.44 Sewer and gas pipelines are present in the west of the Site, which required a no-dig buffer zone which limited investigation in this area.

10.45 The Thirlmere aqueduct is present off-site to the north which also required a no-dig buffer zone of 20m.

10.46 Dense vegetation along the route of the ditch purported to form part of the Nico Ditch meant that vehicular access to the north was limited to small machinery or hand-held equipment.

10.47 All ground investigation works were carried out under the supervision of an Ecological Clerk of Works (ECoW). The ECoW ensured that all intrusive site investigations adhered to best environmental practices.

Reporting Limitations

10.48 The works undertaken to prepare the desk-based report comprised a study of available information from a variety of sources (including the Applicant), together with (where appropriate) a brief walkover inspection of the Site and correspondence with relevant authorities and other interested parties referenced in Section 10.30.

10.49 For contamination purposes, the objectives of the investigation are limited to establishing the risks associated with potential contamination sources with the potential to cause harm to human health, building materials, the environment (including adjacent land), or controlled waters.

10.50 The amount of exploratory work, soil property testing and chemical testing undertaken has necessarily been restricted by various factors which include accessibility, the presence of services, and ecological constraints. The exploratory holes completed assess a percentage of the area in relation to the overall size of the Site, and as such can only provide a general indication of conditions.

10.51 Conditions can change between investigation points both spatially and over time and these interpretations should therefore be considered indicative. The assessment of extreme weather events and their impact on ground conditions is not within the scope of E3P's work.

10.52 The outputs of the Detailed Quantitative Risk Assessments (**Appendix 10.3**) are based upon the manipulation of standard risk assessment models. These are our interpretation of the risk assessment criteria.

Consultation

10.53 An Environmental Impact Assessment (EIA) Scoping Report was submitted to Manchester City Council ('MCC') in November 2024 together with a request that they adopt a Scoping Opinion (SO). The SO was received in January 2025 (refer to **Chapter 2: Assessment Scope and Methodology**).

10.54 Table 10.7 provides a summary of responses received in relation to ground conditions and how the Environmental Statement (ES) responds.

Table 10.7 Consultation Summary

Consultee	Topic	Date and Time	Comments	Actions
Public Health England	Radon Data Search	October 2019	Unaffected	No special measures required
Mining Remediation Authority	Coal Data Search	November 2019	No pertinent features recorded.	N/A
Brimstone Site Investigation	Stage 1 Preliminary UXO Assessment	November 2019	Low to moderate risk from UXO.	Stage 2 Detailed Assessment required – completed in November 2019.
Brimstone Site Investigation	Stage 2 Detailed UXO Assessment	November 2019	Elevated risk from UXO.	Safety briefings prior to site works. EOD Engineer supervision during all excavation works. Optional probe survey for all pile locations.
Manchester City Council Environmental Health Officer (EHO)	Site Investigation Mitigation Measures	Tuesday 25th June 2024 – 9.00am (Correspondence via Microsoft Teams)	A meeting was arranged to discuss health and safety, mitigation measures and risk assessments for possible exposure to contamination during the Site investigation works.	None required – All health and safety documents, risk assessments and mitigation measures were deemed appropriate for the works to be carried out and the nature of the Site.
Trafford Borough Council Environmental Health Officer (EHO)	Site Investigation Mitigation Measures	Tuesday 25th June 2024 – 9.00am (Correspondence via Microsoft Teams)	A meeting was arranged to discuss health and safety, mitigation measures and risk assessments for possible exposure to contamination during the Site investigation works.	None required – All health and safety documents, risk assessments and mitigation measures were deemed appropriate for the works to be carried out and the nature of the Site.
Manchester City Council	Scoping Opinion	2nd January 2025 (Correspondence via planning/email)	Agreement that Ground Conditions can be scoped out. Applicant's decision to include Ground Conditions within the EIA.	E3P to produce EIA Technical Chapter for Ground Conditions alongside existing technical reports.
Friends of Ryebank Fields (FORF)	Comments in response to the EIA Scoping Report	17th December 2024 (Correspondence via planning/email)	Request for Ground Conditions and Soil to be included within the scope of the EIA.	E3P to produce EIA Technical Chapter for Ground Conditions alongside existing technical reports.
Trafford Residents	Comments in response to the EIA Scoping Report	No date (Correspondence via planning/email)	Request for Ground Conditions and Soil to be included within the scope of the EIA.	E3P to produce EIA Technical Chapter for Ground Conditions alongside existing technical reports.

Baseline Conditions

Historical Site Uses

10.55 The Site was recorded as undeveloped agricultural land with Longford Brook traversing the Site west to east on the earliest available mapping (circa 1849). In the late 1800s, a pond was present in the centre of the Site, with a small structure in the southwestern corner.

10.56 Development occurred on site in the early 1900s, with a small row of residential properties in the southeast of the Site with an access road.

10.57 A brickworks is recorded along the eastern boundary of the Site (off-site) by 1930. A clay pit (associated with the off-site brickworks) is recorded circa 1930-1938. Two ponds are also recorded in the north of the Site. Embankments and soil movements are noted across the entire site likely to be indicative of areas of excavation associated with the clay pits.

10.58 By circa 1950, all previous features were no longer recorded. A drain is recorded traversing the Site west to east (thought to form part of Nico Ditch / culverted Longford Brook).

10.59 An unspecified building was present in the west of the Site from mapping dated 1971-1981 and was demolished at some point between 2003 and 2005.

10.60 The Site has remained in this configuration from circa 2005 to the present day with sporadic vegetation and trees present around the periphery. The majority of the Site comprises rough grassland.

10.61 The former clay pits were historically infilled with materials believed to comprise incinerated waste from the Greater Manchester Council (GMC) municipal area. This took place before the introduction of the Control of Pollution Act 1974, which established formal regulatory controls on waste disposal. As such, at the time of deposition, this was not classified as a waste management activity under the Waste Framework Directive (WFD), and the material was not subject to the regulatory oversight now applicable to waste disposal practices.

Geological Context

10.62 BGS records indicate the Site is underlain by Glaciofluvial Sheet Deposits (SAND and GRAVEL) in a localised area in the northwest. The remainder of the Site is recorded to be underlain by Glacial Till (CLAY, SAND and GRAVEL).

10.63 The Site is underlain by the Wilmslow Sandstone Formation (SANDSTONE).

Hydrogeology

10.64 The Site is predominantly underlain by a secondary undifferentiated aquifer within the Glacial Till, with secondary A aquifer in the northwest of the Site within the Glaciofluvial Sheet Deposits. The underlying bedrock geology is classified as a principal aquifer.

10.65 There are three groundwater abstraction points situated within 1km of the Site which are utilised as process water.

Hydrology

10.66 An east-to-west aligned ditch (referred to as a drain) intersects the centre of the Site however it is noted to be dry. A drain is located 156m west of the Site.

10.67 Longford Brook (culverted) is located circa 210m west of the Site. Longford Brook historically flowed through the Site, however, has since been diverted.

10.68 United Utilities records indicate that the route of the Thirlmere Aqueduct runs adjacent to the northern boundary of the Site.

Unexploded Ordnance (UXO)

10.69 The regional unexploded bomb risk map from Zetica (2014) indicates that the south of the Site is in an area at moderate risk from possible Unexploded Ordnance (UXO) resulting from the Second World War whilst the north of the Site is at a high risk.

Preliminary Stage 1 UXO Assessment

10.70 Manchester, Salford and Stretford were subjected to large-scale, indiscriminate carpet-bombing during World War II (WWII), including four major raids. The Site was located relatively close (~2km) to the primary Luftwaffe aiming point (Manchester Docks / Trafford Park/city centre) and therefore would have been vulnerable to bombing. Additional individual Luftwaffe targets were situated in closer proximity to the Site with original wartime figures indicating that the study area was subjected to an elevated (moderate or high) bombing density. As the Site likely encompassed soft ground historically, further research was required to elucidate the ground cover and analyse the positions of bomb strikes in relation to the Site. Anecdotal evidence (local residents) has been provided indicating that the Site was an unregistered dump post-war with various hazardous items buried on Site, including military radios and the remains of WWII bombs. This information is unsubstantiated, however cannot be assumed as inaccurate. There is currently considered to be a Moderate-High Risk to the proposed development from German UXO.

10.71 The Site was open ground during WWII, with no apparent use. It could therefore have been a candidate site for temporary War Office requisitioning. It is conceivable that armed soldiers of the Lancashire Home Guard utilised the Site for training. The possibility of an unexploded British AA shell striking soft ground on Site and remaining buried in-situ up to the present day cannot be ruled out. There is currently considered to be a Low-Moderate Risk to the proposed development from British / Allied UXO.

Detailed Stage 2 UXO Assessment

10.72 Ratings for the likelihood of UXO remaining on Site up to the present day and being encountered once the proposed development is operational informs the overall risk rating. The UXO risk to the proposed development has been assessed as Moderate and High.

Baseline Ground Conditions

10.73 The ground investigation works completed within the Site have identified the following ground conditions.

Made Ground – 0.00 m below ground level (bgl) to 13.50 m bgl

10.74 Made Ground deposits were encountered within all exploratory hole locations from ground level to a maximum proven depth of 13.50 m bgl. The depth of Made Ground could not be determined within the majority of locations due to its thickness and the presence of obstructions. The full depth of Made Ground was proven within seven locations where the cable percussive boreholes were advanced to depths in excess of 7.50 m bgl and within one window sample borehole where the underlying natural superficial deposits were encountered.

10.75 Made Ground comprised a reworked topsoil from ground level to a maximum proven depth of 0.30 m bgl. Reworked topsoil comprised brown slightly sandy gravelly clay with frequent rootlets, with gravel of sandstone and mudstone and rare to frequent fragments of brick and concrete. Occasional cobbles of brick were encountered within the reworked topsoil in isolated areas of the Site.

10.76 Asphalt was recorded in the south of the Site and is present along footpaths in the north of the Site to a maximum proven depth of 0.20 m bgl.

10.77 Made Ground was predominantly granular, comprising either a black fine to medium gravelly sand or sandy gravel. Gravel is comprised largely of ash material with sandstone and mudstone, and frequent fragments of asphalt, brick, concrete, metal, and glass, with occasional cobbles of brick and concrete.

10.78 Reworked clay was identified in isolated areas of the Site, encountered at depths of between 0.20–2.50 m bgl to a maximum depth of 3.45 m bgl and comprised a firm to stiff brown gravelly clay, with gravel of brick and concrete.

10.79 White ash (likely calcium carbonate/incineration by-products) in the form of a grey-blue clayey sand was encountered in pockets throughout the granular Made Ground mainly located in the northern sector of the Site, between 1.20 m bgl and 2.20 m bgl. The white ash material was also encountered as bands in several isolated areas.

10.80 Interbedded clay was encountered within localised areas of the Site. This generally comprised of a firm dark grey to brown gravelly clay, with gravel of mudstone with frequent fragments of brick, concrete, clinker, timber and ash inclusions.

10.81 Strong hydrocarbon odours were noted throughout the Site at depths typically in excess of 1.50 m bgl.

Superficial Deposits – 7.50 m bgl to >13.50 m bgl

10.82 Superficial deposits were encountered within seven locations and were typically encountered at the base of the historic clay pits at depths in excess of 7.50 m bgl to a maximum proven depth of 17.83 m bgl. Typically, superficial deposits were only encountered within the deep cable percussive boreholes however, in the southwest of the Site natural superficial deposits were encountered at a shallower depth of 1.50 m bgl.

10.83 Natural superficial deposits encountered typically comprised a very stiff very high strength brown sandy CLAY with occasional boulders of sandstone. Shallower superficial deposits were encountered in the southwest of the Site (located outside of the historically mapped clay pit) from 1.50 m bgl, which comprised a very soft to soft extremely low to very low strength brown sandy gravelly clay, with gravel of sandstone, mudstone and coal.

Solid Bedrock – Unconfirmed depth

10.84 The solid geology was not encountered during the ground investigation.

10.85 A BGS borehole record (BGS Reference: SJ89NW762) circa 600 m north of the Site identified SANDSTONE bedrock at 27.00 m bgl.

Groundwater – 1.20 m bgl – >13.00 m bgl

10.86 Groundwater strikes were recorded between 1.20 m bgl and 13.00 m bgl with varying ingress from slow to fast.

10.87 The water strikes encountered are confirmed as a perched pocket within the Made Ground. It is common for fully permeable anthropogenic materials such as this to contain perched water, which, when released during excavation, can result in rapid water ingress into a trial pit.

Value/Importance of Contaminated Land

10.88 Based on the findings of the ground investigation and subsequent laboratory chemical analysis, of soil and groundwater samples, a conceptual site model was developed that summaries the potential risk to human health (construction and occupational phase) and controlled waters (construction and occupational phases) based on a Source-Pathway-Receptor linkage assessment as per the requirements of Environment Agency guidance provided with LC:RM. The findings of the contaminated land risk assessment are summarised below.

Contamination – Soils

10.89 The Tier 2 human health risk assessment identified elevated concentrations of heavy metals, non-volatile Polycyclic Aromatic Hydrocarbons (PAHs), naphthalene, Total Petroleum Hydrocarbon (TPH) C12-C35 and asbestos fibres.

10.90 Elevated total mercury has been identified within Made Ground deposits within TP116, TP119, CP201, CP203 and WS204. As a conservative approach, the Generic Assessment Criteria (GAC) for elemental mercury has been utilised in the absence of mercury speciation testing. If further testing confirms that no elemental mercury is present, a higher GAC can be used (30 mg/kg) therefore the samples currently exceeding for elemental mercury will fall below the threshold for organic mercury and therefore there is no residual risk. Further speciation testing is required to confirm the above.

10.91 With regards to the elevated naphthalene, TPH C12-C21 and Volatile Organic Compounds (VOCs)/Semi-Volatile Organic Compounds (SVOCs), these present potential volatilisation to indoor air risk. These have been identified within localised areas at depths between 0.10 m bgl and 5.00 m bgl. Due to the depth of the exceedances (>5.00 m bgl) with no specific source identified, the potential exposure to residual vapour will require mitigation by installing vapour mitigation measures within all affected plots. The details of the vapour mitigation measures will be included within the Ground Gas Protection Measures Design Report.

10.92 Asbestos in the form of loose chrysotile, amosite and crocidolite fibres has been identified in the Made Ground across the Site at depths between 0.50–5.00 m bgl. Quantification has

been carried out on all positive samples which indicates volumes of asbestos between 1.18% to 0.001%.

Contamination – Controlled Waters

10.93 The Tier 2 controlled waters risk assessment identified elevated concentrations of heavy metals, TPH, PAHs, and VOCs/SVOCs.

10.94 The majority of exceedances identified, are in groundwater obtained from monitoring wells with response zones in the Made Ground. Elevated levels of heavy metals, PAHs, and TPHs have been identified within CP201 and CP204, which both have monitoring wells installed within the natural clay underlying the deep Made Ground. VOCs and SVOCs have also been detected in groundwater samples from wells with response zones in both Made Ground and natural deposits.

Groundwater Assessment

10.95 Elevated levels of heavy metals, PAHs, TPHs, and benzene have been identified within groundwater samples, exceeding Drinking Water Standards (DWS). It is understood that these elevated levels are associated with perched water within the Made Ground in the infilled clay pits. Water samples taken from both deep and shallow monitoring wells indicate contamination exceedances, making it unfeasible to determine a specific source; rather, the impact is understood to be widespread within the infilled clay pits.

Surface Water Assessment

10.96 Elevated levels of heavy metals, TPHs, PAHs, and VOCs/SVOCs have been identified in groundwater samples when compared with Environmental Quality Standards (EQS). Exceedances have been noted in both shallow and deep monitoring wells installed within Made Ground across the Site, indicating an association with perched water within the infilled clay pits. It is not feasible to determine a specific source; the impact is considered widespread within the infilled clay pits.

Controlled Waters Detailed Qualitative Risk Assessment (DQRA)

10.97 E3P has completed a DQRA to generate site specific remediation targets for the contaminants of concern. The assessment is detailed in full within report 17-403-L2-1, dated January 2025 (**Appendix 10.3**).

10.98 The concentrations in groundwater/leachate samples do not exceed Site Specific Remediation Targets (SSRTs), therefore remediation works are not considered to be required in relation to controlled waters.

Ground Gas and Vapours

10.99 The Site, comprises an infilled clay pit with significant methane identified, is classified as Characteristic Situation 3 (CS3) in accordance with British Standard (BS) BS8485:2015+A1:2019. Although methane concentrations are elevated (between 5% and 60%), there is no evidence of substantial gas outflow, even during periods of rapidly falling barometric pressure. This indicates that the gas is predominantly residual rather than actively migrating. The material within the clay pit dates back to the 1950s, meaning the primary phase of gas generation from organic decomposition has long since ceased. Over time, most methane will have naturally vented or dissipated. The classification as CS3 reflects the moderate to high gas risk due to elevated methane concentrations, requiring appropriate protective measures despite the low current outflow rates and limited active gas generation.

10.100 The vapour risk assessment confirms that all properties should be constructed with the installation of mitigation measures that protect against aromatic hydrocarbons and chlorinated compounds, as well as ground gases.

Sensitivity of Receptors

10.101 The receptors identified as susceptible to potential impact from the development are controlled waters and human health risks, both on and in the vicinity of the Site. The identified receptors have been assessed in relation to the criteria set out in Table 10.2.

Human Health (Construction Workers) – High Sensitivity

10.102 Exposure pathways include direct contact with contaminated soil, inhalation of airborne contaminants, and dermal absorption. Health risks can be mitigated through the use of personal protective equipment (PPE), controlled excavation, and dust suppression measures.

Human Health (Future Site Users) – High Sensitivity

10.103 Residents and future site users including children and vulnerable populations, may be exposed to residual contamination through ingestion, inhalation, or dermal contact. The mitigation strategy includes installing clean cover systems in landscaped areas, implementing gas protection measures, and monitoring water quality.

Human Health (Adjacent Residential Properties and Schools) – High Sensitivity

10.104 These receptors may be affected by airborne contaminants, noise, and dust from construction activities. Measures such as real-time air quality monitoring and construction-phase barriers will be implemented to minimise risks.

10.105 If required, soil, or groundwater treatment works will be regulated under a Mobile Plant Treatment Licence (Environmental Permit – Standard Rules), ensuring that no pollution migrates beyond the Site boundary. Treatment will take place on impermeable surfacing with sealed drainage, preventing contamination of soil, groundwater, or surface water. Dust suppression, vapour controls, and air quality monitoring will mitigate airborne risks. All treated materials will be tested to confirm compliance with reuse or disposal standards, with any hazardous residues removed to a licensed facility. Regulatory oversight by the Environment Agency (EA) ensures compliance, nullifying the risk to off-site receptors.

10.106 Asbestos-containing materials (ACMs) identified during remediation will be safely removed and transported to a licensed disposal facility in accordance with regulatory requirements. This controlled process ensures that no asbestos fibres are released into the environment, eliminating any risk of off-site exposure. Strict handling, containment, and transport measures, along with regulatory oversight, will prevent any impact on surrounding receptors.

Surface Water – Medium Sensitivity

10.107 The Thirlmere aqueduct is located off-site to the north and is understood to comprise cast iron pipes resulting in a closed system and is not deemed to be a viable receptor for any mobile phase contamination.

10.108 Longford Brook was recorded on historical mapping crossing the north of the Site pre-1930 until it was re-directed and culverted to join the ditch that crosses the Site between 1930 and 1950. The ditch that crosses the Site is currently dry, and Longford Brook is understood to be culverted throughout the majority of its length within Chorlton including the section beneath the Site. This will somewhat reduce the pathway for migration of mobile-phase contamination.

Groundwater Principal Bedrock Aquifer – High Sensitivity

10.109 The underlying bedrock is classified as a Principal Aquifer. Due to the majority of the Site being underlain by cohesive deposits, vertical migration of contaminants is unlikely to occur as a result of the low permeability of the superficial deposits. The presence of this low permeability deposits will offer some protection to the underlying aquifer. Historic clay pits are recorded on site indicating the removal of shallow clay deposits (circa 1932). Site investigation has proven that natural CLAY deposits have been locally removed to circa 13.00 m bgl and backfilled with deep Made Ground. The infilled Made Ground has been proven within the former clay pits to a maximum depth of 13.50 m bgl. Made Ground has been proven to be underlain by cohesive superficial deposits with a maximum proven

thickness of 5.00 m. BGS boreholes within proximity to the Site indicate that bedrock is recorded at depths in excess of 28 m bgl, meaning that the Made Ground recorded on site will typically be underlain by 10-15m of low-permeability clay.

Groundwater Superficial Secondary A Aquifer – Medium Sensitivity

10.110 Glaciofluvial deposits in the north of the Site are recorded as a Secondary A aquifer. The north of the Site has limited investigation due to site constraints and vegetation. It is therefore not confirmed whether low-permeability clay is present at shallow depths in the north of the Site. Where low-permeability clay is proven at shallow depths to the north of the infilled clay pits, this will provide some protection to prevent migration of mobile phase contaminants from the Made Ground towards the Secondary A superficial aquifer. Where the clay deposits have been fully excavated in the north of the Site, the deep Made Ground may be in direct contact with the glaciofluvial deposits which are anticipated to be predominantly granular in nature. This may provide a viable pathway for mobile phase contamination to migrate north towards the Secondary A superficial aquifer.

Embedded Mitigation

10.111 The Construction Environmental Management Plan (CEMP) (Appendix 10.5) serves as a key embedded mitigation measure for managing construction works where these involve ground conditions in the proposed mixed-use residential development. It outlines procedures to minimise environmental risks associated with contaminated land, soil handling, groundwater protection, and construction-related pollution.

Enabling and Construction Phase

10.112 All works are to be completed in accordance with the CEMP to ensure best practices in handling, transporting, and placing clean material while minimising environmental impact. Key embedded mitigation measures within the CEMP include:

- Construction Traffic: Defined routes for construction traffic will be in place as agreed with the Council's Traffic Manager to minimise disruption to residents and businesses.
- Dust suppression measures, such as water spraying and covering material stockpiles, will be implemented to reduce airborne particulates during material importation and placement to be secured within the CEMP.
- Boundary monitoring along with dampening down in line with the Construction Environmental Management Plan (CEMP) to avoid the spreading of dust off-site.

- Vehicle movements will be managed to limit noise, emissions, and disruption to nearby receptors, with designated routes and timing restrictions where necessary.

- Regular validation testing will be carried out on the imported clean material to confirm its suitability for residential use and compliance with agreed environmental standards.

- Site workers handling imported material will follow appropriate health and safety procedures, including the use of personal protective equipment (PPE) and adherence to contamination risk management protocols.

- Regular monitoring and auditing will be carried out throughout the enabling and construction phases to ensure compliance with the CEMP, with corrective actions taken if required.

- A Surface Water Management Plan will be required for the Site to ensure any surface water run-off is managed in a suitable way to prevent any major effects.

10.113 A Construction Environment Management Plan (CEMP) has been produced for the Proposed Development (**Appendix 4.2**) and will be secured by a suitably worded condition (refer to **Chapter 2: Assessment Scope and Methodology** in relation to the proposed approach to the CEMP). In accordance with the methodology set out in **Chapter 2: Assessment Scope & Methodology**, where methods of environmental management or protection that will be required by legislative requirements and or standard practices, which can reasonably assumed to be implemented and included within the CEMP, these have been considered as part of the approach to considering mitigation. However, to ensure a robust and precautionary approach to the assessment, these have not been considered as part of the assessment of likely significant effects.

The Completed and Operational Development

10.114 Once the Site is fully developed and operational, the following mitigation measures will remain in place to ensure long-term environmental protection and human health safety:

- Hardstanding and Building Structures: The development will incorporate hardstanding areas (roads, pavements, and driveways) and building foundations, further limiting exposure pathways to any underlying contaminants.

- Long-Term Monitoring and Maintenance: Where necessary, ongoing monitoring of groundwater, gas mitigation systems, and surface water quality will be carried out to ensure compliance with environmental regulations and planning conditions.

- Surface Water and Drainage Controls: Sustainable Drainage Systems (SuDS) implemented during construction to manage runoff and prevent pollution.
- Waste and Pollution Controls: Continued waste segregation, recycling facilities, and management of hazardous materials introduced post-construction.
- Landscape and Ecological Maintenance: Preservation of green spaces, tree planting, and biodiversity enhancements to mitigate previous construction impacts.

Assessment of Likely Significant Effects

10.115 The construction process with respect to pathways to be assessed as part of this ground conditions Chapter includes three elements:

- Enabling Works and Construction Phase
- The Completed and Operational Development

Enabling Works and Construction Phase

Ground Improvement Works

Receptors

10.116 During ground improvement works, there will be a requirement for construction workers to be present on-site, therefore, human health is of high sensitivity.

Description of Activity

10.117 During the enabling works phase, there will be a requirement to prepare the ground for subsequent development. This will include the excavation of Made Ground strata to remove any obstructions and to remove any geotechnically unsuitable material such as timber or organic soils. Concrete obstructions that are excavated will be processed on-site under a WRAP (Waste Recycling Action Plan) Protocol and turned into construction aggregate for subsequent re-use on-site as part of the development. Some material will likely require off-site disposal. These works are likely to be completed as part of the initial phase of construction only and any potential effects are likely to be short term.

Assessment of Likely Significant Effects

10.118 The Site contains elevated levels of heavy metals, including mercury, along with PAHs and TPH, which are likely derived from coal tar and combusted ash. Mercury contamination has been detected in Made Ground deposits at several locations, with further speciation testing required to determine its exact form and associated risks. Elevated levels of

naphthalene, TPH (C12-C21), VOCs, and SVOCs present a potential risk of volatilisation to indoor air, particularly in localised areas at depths between 0.10 m and 5.00 m bgl. Additionally, asbestos in the form of chrysotile, amosite, and crocidolite fibres has been identified at multiple locations within the Made Ground, with concentrations ranging from trace levels to 1.18%. Based on a moderate magnitude of effect and high sensitivity of the receptor, completion of the ground improvement works is considered to have a short-term **major adverse** effect at a site-specific level, in the absence of further mitigation.

Storage of Soils

Receptors

10.119 During the enabling works there will be a requirement for construction workers to be present on-site, therefore at this time human health is considered to be of high sensitivity.

10.120 Residential properties are present adjacent to the Site boundary to the north and east, these are considered to be a high sensitivity.

10.121 Off-site third parties associated with the adjacent Public Open Space (POS) are deemed to be of high sensitivity.

10.122 With respect to this activity, the on-site culverted watercourse is medium sensitivity.

Description of Activity

10.123 Exposed soils or stockpiles of material awaiting processing or disposal may be exposed to wind and this could generate dust. The dust generated from site won materials is likely impacted with heavy metals and possibly asbestos containing material and could therefore be blown over adjacent land uses which include residential properties, POS and a school. The storage of soils is likely to be undertaken during the initial phases of construction only and therefore any effects are likely to be short term.

Assessment of Likely Significant Effects

10.124 The generation of dust during enabling works is considered to have a medium magnitude of effect. This would result in a major adverse effect upon human health associated with site construction workers (a high sensitivity receptor) in the short term. This is deemed to be a **short-term major adverse effect at a site-specific level** in the absence of further mitigation.

10.125 The effect on the adjacent residential properties, POS and school off-site would be minor given that concentrations are likely to reduce with distance. These are deemed to be

short-term moderate adverse effect at a site-specific level, in the absence of further mitigation

10.126 Stockpiles that are exposed to precipitation could generate run-off which contains a high suspended solids content. Should run-off therefore be uncontained this would also have a medium magnitude of effect as run-off could wash into the on-site stream, affecting water quality. This is therefore this activity is also likely to have a **short-term moderate adverse effect at a local level**, in the absence of further mitigation.

Fuel Storage

Receptors

10.127 Longford Brook originally crossed the north of the Site before being re-directed and culverted between 1930 and 1950 to join the ditch that crosses the Site, which is now dry. The brook remains culverted beneath the Site, reducing the potential pathway for mobile-phase contamination migration.

10.128 Glaciofluvial deposits in the north of the Site are classified as a Secondary A aquifer. Where clay deposits have been fully excavated, deep Made Ground may be in direct contact with these predominantly granular deposits, potentially allowing contamination to migrate northward toward the aquifer. These deposits are considered to have medium sensitivity.

10.129 The Glacial Till is classified as an Unproductive Aquifer by the Environment Agency and is therefore of low sensitivity.

10.130 The underlying bedrock is a Principal Aquifer, but due to the presence of cohesive superficial deposits with low permeability, vertical contaminant migration is unlikely. However, the historic removal of drift deposits and subsequent backfilling with Made Ground have altered the Site's geology, making groundwater sensitivity medium.

10.131 The on-site culverted watercourse is also considered to have medium sensitivity.

Description of Activity

10.132 During the enabling works it is likely that excavators, crushers and tipper trucks will be required to move and process arisings and subsequently replace arisings with recycled engineering aggregates. The use of plant is likely to require the storage and use of fuel. The storage of fuel is likely to be a requirement of the construction works and therefore any potential effects are likely to be short-term. Pollution control measures for appropriate storage of fuel during the construction phase will be included within the CEMP.

Assessment of Likely Significant Effects

10.133 Based on the nature of the activity, the storage of fuel is considered to have a medium magnitude of effect and given the sensitivity of the receptors, spillage of fuel could have a **short-term major adverse effect at a local level**, in the absence of further mitigation.

Export of Materials from Site

Receptors

10.134 During the enabling works, there will be a requirement for construction workers to be present on-site, therefore at this time, human health is considered to be of high sensitivity.

10.135 Residential properties are present adjacent to the Site boundary to the north and east, these are considered to be a high sensitivity.

10.136 The on-site culverted watercourse is also considered to have medium sensitivity.

Description of Activity

10.137 During the enabling works, excess soils will likely need to be removed to facilitate site development, including contaminated materials such as asbestos-containing soils. The disturbance and excavation of these impacted materials could pose a risk to human health, primarily through the release of airborne asbestos fibres, which can be inhaled and lead to serious respiratory conditions. Proper handling, dust suppression, and controlled removal measures in line with the Remediation Strategy and CEMP will be necessary to minimise exposure risks to workers and surrounding properties.

Assessment of Likely Significant Effects

10.138 Based on the nature of activity, the removal of soils including the disturbance of soils is considered to have a medium magnitude of effect and given the sensitivity of the receptors (both construction workers and off-site residential properties), this will have a **short-term major adverse effect at a local level**, in the absence of further mitigation.

Import of Materials to Site

Receptors

10.139 During the enabling works, there will be a requirement for construction workers to be present on-site. At this time, human health is considered to be of high sensitivity.

10.140 Residential properties are located adjacent to the Site boundary to the north and east, which are also considered to be of high sensitivity.

10.141 The on-site culverted watercourse is considered to have medium sensitivity.

Description of Activity

10.142 To prepare the Site for residential development, clean material will be imported to establish a safe and suitable ground surface. This will serve as a protective cover, reducing potential exposure to underlying contaminants, including heavy metals, hydrocarbons, and asbestos. The process will involve transporting, placing, and compacting the clean material across designated areas of the Site.

10.143 The importation of clean materials will mitigate risks associated with direct human exposure, pollutant migration, and poor soil quality. However, temporary effects such as increased construction traffic, dust generation, and noise may occur during the placement process. These impacts will be managed through appropriate mitigation measures, including dust suppression, vehicle management, and adherence to environmental controls outlined in the CEMP.

Assessment of Likely Significant Effects

10.144 The importation and placement of clean material will have a medium magnitude of effect due to the scale of the activity. Given the high sensitivity of human receptors (both construction workers and off-site residential properties), this will result in a **short-term major adverse effect at a local level** during the construction phase, in the absence of further mitigation.

The Completed and Operational Development

10.145 In the absence of mitigation, future site users could be exposed to contaminated land during any excavation/landscaping works or exposed to ground gases. Given the high sensitivity of human receptors, this will result in a **long-term major adverse effect at a local level**, in the absence of further mitigation.

Additional Mitigation / Enhancement Measures

10.146 Based on the findings of the Site investigation and subsequent contaminated land risk assessment, E3P developed a detailed Remediation and Enabling Works Strategy (**Appendix 10.4**) that sets out all the additional measures that are needed to mitigate the identified risks. The additional mitigation measures are summarised below.

10.147 To ensure a robust approach, the assessment of likely significant effects has been undertaken in the absence of a detailed remediation and enabling works strategy. As it is proposed that this will be secured by a suitably worded planning condition, it has therefore been considered as ‘Further Mitigation’ and therefore the assessment of residual likely

significant effects considers the implementation of the strategy. For completeness, a summary of the strategy is set out below. Refer also to **Appendix 10.4**.

Enabling Works Phase

10.148 The works detailed within the Remediation and Enabling Works Strategy and summarised below, will be completed during the first phase of any enabling works phase works:

- Implementing all work in strict accordance with UK Environmental Permitting and local planning authority requirements.
- Site works are to be completed in a manner that ensures no risk of disturbance to the adjacent infrastructure and ditch which bisects the centre of the Site.
- Removal of vegetation in a controlled manner with full compliance with any ecological mitigation measures that are required for the works.
- Removal and treatment of all invasive plant species (as required if identified) in accordance with a specialist contractor method statement, validation and independent certification.
- Management of all anthropogenic material impacted by asbestos in a controlled and legislatively compliant manner.
- Further assessment of Mercury impacted soils including Mercury speciation to determine if elevated concentrations are deemed to be a vapour risk.
- Removal of all above- and below-ground structures, relict foundations, and buried features in their entirety.
- Delineation, excavation and treatment of organic materials within infilled clay pits and former ponds.
- Importation of suitable material (if required) to achieve the required development levels.
- Preparation of the site to facilitate the placement of the clean cover system during the development phase of the works.
- Stockpile arrangements are to be agreed to ensure they are not vulnerable to compaction or erosion; must not cause pollution to surrounding watercourses; and must not increase flood risk to the surrounding area.

Construction Phase

10.149 The developer's works will also include the completion of the following additional elements which will be completed during the construction phase of the development:

- A Surface Water Management Plan will be required for the Site to ensure any surface water run-off is managed in a suitable way to prevent any major effects.
- Installation of 100mm granular no dig layer beneath the clean cover system.
- Provision of a 600 mm cover system using certified material with appropriate validation within proposed gardens and areas of soft landscaping, comprising 450 mm subsoil (potentially site-won natural drift deposits) overlain by 150 mm topsoil.
- Further assessment of shallow soils within proposed landscaping areas to confirm the requirements for a clean cover system.
- Provision of a minimum 100mm cover system using certified material with appropriate validation within areas of landscaping with tree root protection zones.
- Construction of dwellings with appropriate gas and vapour mitigation to be compliant with CS3 pending completion of post-remediation ground gas and vapour monitoring.
- Construction of appropriate potable water supply infrastructure.

The Completed and Operational Development

10.150 There are no additional mitigation measures to be implemented during the operational phase of development once the remediation strategy has been implemented and the construction of buildings follows BS8485:2015+A1:2019 guidelines for ground gas protection.

Residual Effects

10.151 The residual effects assessment assumes that all mitigation measures outlined in the previous section have been implemented in full.

10.152 Following the application of best-practice mitigation measures, including adherence to the CEMP, Remediation Strategy, and Surface Water Management Plan, all identified adverse effects will be reduced to negligible.

10.153 Table 10.8 provides a summary of residual effects.

Table 10.8 Residual Effects Summary

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
Enabling Works and Construction					
Ground Improvement Works (Site clearance and excavations)	N/A	short-term moderate major adverse effect at a local site-specific level	Control measures in accordance with an approved Remediation and Enabling Works Strategy. All works completed by the developer/ contractors to be in line with the CEMP.	Remediation and Enabling Works Strategy and CEMP to be secured by condition.	Negligible
Fuel Storage	N/A	short-term major adverse effect at a local level	Control measures in accordance with an approved Remediation and Enabling Works Strategy. All works completed by the developer/ contractors are to be in line with the CEMP.	Remediation and Enabling Works Strategy and CEMP to be secured by condition.	Negligible
Stockpiling of soils	N/A	short-term moderate adverse effect at a local site-specific level	Control measures in line with the Remediation Strategy and Surface Water Management Plan. All works completed by the developer/ contractors are to be in line with the CEMP.	Remediation and Enabling Works Strategy, Surface Water Management Plan and CEMP to be secured by condition.	Negligible

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
Deep excavations and earthworks	N/A	short-term moderate adverse effect at a local site-specific level	Control measures in accordance with an approved Remediation and Enabling Works Strategy. All works completed by the developer/ contractors are to be in line with the CEMP.	Remediation and Enabling Works Strategy and CEMP to be secured by condition.	Negligible
Export of materials from the site	N/A	Short-term minor adverse effect at a local level. Long-term major beneficial effect at a local level.	Control measures in accordance with an approved Remediation and Enabling Works Strategy. All works completed by the developer/ contractors are to be in line with the CEMP.	Remediation and Enabling Works Strategy and CEMP to be secured by condition.	Negligible
Import of materials to the site	N/A	Short-term minor adverse effect at a local level. Long-term major beneficial effect at a local level.	Full CEMP for all works on-site. Proper transport, placement, and dust suppression to reduce risks. Compliance with waste legislation, CL:AIRE DoWCoP MMP, and	Remediation and Enabling Works Strategy and CEMP to be secured by condition.	Negligible

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
			CEMP. Clean material to be tested before use. Control measures in accordance with an approved Remediation and Enabling Works Strategy.		
Installation of foundations	N/A	short-term moderate adverse effect at a local site-specific level	All works completed by the developer/ contractors to be in line with the CEMP. Control measures in accordance with an approved Remediation and Enabling Works Strategy.	Remediation and Enabling Works Strategy and CEMP to be secured by condition.	Negligible
Completed and Operational					
Exposure to sub-surface contamination	N/A	Long-term major adverse effect at a local level.	Completion of post-remediation ground gas monitoring. Installation of gas/vapour mitigation measures as per the Remediation Strategy during the construction phase. Installation of a clean cover system within all landscaping areas. Hardstanding to prevent direct contact with contaminated soils.	Planning conditions and post-construction validation and compliance checks to be approved by warranty providers.	Long-term major beneficial effect at a local level.
Ingress of ground gas/vapours	N/A	Long-term major adverse effect at a local level.			Long-term major beneficial effect at a local level.

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
			Buildings will be designed according to BS8486 which will prevent ingress of ground gas. Cover systems to be designed in line with industry best practices. Mitigation measures are to be validated in line with warranty providers (NHBC/LABC) requirements.		

10.154 The assessment has identified that while some short-term adverse effects will occur during the enabling and construction phases, they can be mitigated through adherence to best practices and regulatory measures. The implementation of a CEMP and compliance with the Remediation Strategy and surface water management strategy will ensure that risks to human health, watercourses, and air quality are effectively controlled both during construction and operational phase. In the long term, remediation and mitigation measures, including the importation of clean materials, will provide a moderate beneficial effect by reducing exposure to contaminants and improving site suitability for residential use.

Summary of Mitigation and Enhancement Measures

10.155 Ground Improvement Works: Control measures outlined in the Remediation Strategy, including boundary monitoring for asbestos and mandatory PPE for construction workers, will be enforced.

10.156 Storage of Soils: Dust suppression techniques and boundary monitoring will be implemented as per the CEMP. A Surface Water Management Plan will prevent contaminated run-off from entering watercourses.

10.157 Fuel Storage: Pollution control measures for fuel handling and storage will be strictly followed, in line with the CEMP.

10.158 The removal of soils will also contribute to the removal of contamination and therefore reducing site levels. This is considered to have a long-term moderate beneficial effect at a local level. in the long term, the placement of clean material will improve ground conditions, remove direct exposure pathways, and enhance site suitability for residential use. This is considered a **long-term moderate beneficial effect at a local level.**

10.159 All mitigation measures will be implemented through planning conditions, adherence to industry best practices, and regulatory compliance, ensuring that residual effects are either negligible or moderately beneficial following the implementation of all mitigation measures in line with the CEMP and Remediation Strategy.

Assessment of Cumulative Effects

10.160 The assessment of cumulative effects follows the approach outlined in the Scoping Opinion and **Chapter 2: Assessment Scope and Methodology**, which considers the combined impact of the proposed development alongside other planned or ongoing developments in the area. Both inter-project cumulative effects (effects from multiple developments interacting within the same environment) and intra-project cumulative effects (interactions between different aspects of this development) have been considered.

10.161 Table 10.9 below lists the developments included in the cumulative assessment. Each development has been reviewed to determine whether it should be scoped in or scoped out, with a justification provided for its inclusion or exclusion.

Approach

10.162 The cumulative assessment considers the potential combined effects of the proposed development with other identified developments in the area. The approach involves:

- Identifying overlapping environmental effects between the proposed development and other projects within a defined spatial and temporal boundary.
- Assessing potential compounded impacts such as increased traffic, air quality deterioration, groundwater contamination risks, and pressure on local infrastructure.
- Determining whether mitigation measures outlined in this ES sufficiently address the cumulative impact or if additional mitigation is required.

10.163 Where necessary, recommendations are provided to minimise any identified cumulative adverse effects and ensure that the proposed development, when considered alongside other planned schemes, does not result in significant environmental harm.

Table 10.9 Cumulative Sites

Site	Application No.	Distance & Direction	Proposal	Status	Scoped in / out	Justification
1.	99795/OUT/20	850m north	**Former Kellogg's Site Talbot Road Stretford M16 0PG** Outline planning application (all matters reserved except for access) for the redevelopment of the Site for up to 750no residential dwellings (Use Class C3); local centre and office uses (Use Class E); education (Use Class F1); hotel (Use Class C1); drinking establishment (sui generis); energy centre (Use Class B2) uses and associated infrastructure and open space, with access from Talbot Road.	Approved July 2022 – currently under construction	Scoped Out	No significant inter-cumulative effects are anticipated, as site remediation has been incorporated. It is assumed that all works will be undertaken in accordance with a CEMP and a remediation strategy as required by legislative and statutory processes.
2.	103844/HYB/21	1.35km west	**Land At Stretford Mall and Lacy Street Chester Road Stretford M32 9BD** Full planning permission for the demolition of specified buildings; and outline planning permission with all matters reserved except for access for a mixed-use development comprising: up to 13,000 sqm of commercial, business and service floorspace (Use Class E); up to 2,800 sqm of public house or drinking establishment floorspace (Sui Generis); up to 720 sqm of learning and non-learning institutions (Use Class F1); up to 2,400 sqm for local community uses (Use Class F2); up to 800 residential units (Use Class C3); public realm and landscaping; highways improvement	Approved April 2023 – currently under construction	Scoped Out	No significant inter-cumulative effects are anticipated, as site remediation has been incorporated. It is assumed that all works will be undertaken in accordance with a CEMP and a remediation strategy as required by legislative and statutory processes.

Site	Application No.	Distance & Direction	Proposal	Status	Scoped in / out	Justification
			works; and other associated infrastructure			
3.	110093/FUL/23	Adjacent to western boundary of the Site	**Longford Park Stretford** Redevelopment works at Longford Park including the redesign of the former Longford Hall footprint; restoration of Long Barn to facilitate use as a volunteering, activity and skills development hub; creation of a pump track; de-culverting of Longford Brook; resurfacing and reconfiguration of car parking, footpaths and tennis courts; new lighting columns, creation of new gateway features into the park; creation of a number of new surfaced footpaths; surface water attenuation; repairs and alterations to the Longford Hall portico, walled garden (including walls), ha-ha and wildlife gardens; redevelopment of Pets Corner; alterations and redevelopment of sports facilities; refurbishment and improvements to both play areas; and habitat creation, including areas of open meadow, tree and shrub planting and other associated development to facilitate the above works.	Approved April 2023	Scoped Out	No significant inter-cumulative effects are anticipated. It is assumed that all works will be undertaken in accordance with a CEMP and a remediation strategy (if required) as required by legislative and statutory processes.
4.	136791/FO/2023	500m east	**Former Chorlton Leisure Centre Manchester Road Chorlton Manchester M21 9PQ** Erection of 2 no. 5 storey residential buildings comprising 50 no. dwellings (Class C3) with ancillary communal facilities; and, associated access, car parking, bin store, amenity space and	Approved August 2023 – construction started	Scoped Out	No significant inter-cumulative effects are anticipated, as site remediation has been incorporated. It is assumed that all works will be undertaken in accordance with a CEMP and a remediation strategy as required by legislative and statutory processes.

Site	Application No.	Distance & Direction	Proposal	Status	Scoped in / out	Justification
			landscaping, following the demolition of the existing building			
5.	136878/FO/2023	620m southeast	**4B Albany Road Manchester M21 0AW** Erection of a 4-storey building to form 40 no. residential apartments, together with cycle and car parking, bin store, landscaping and boundary treatments following demolition of existing buildings.	Approved October 2023 – groundworks started	Scoped Out	No significant inter-cumulative effects are anticipated, as site remediation has been incorporated. It is assumed that all works will be undertaken in accordance with a CEMP and a remediation strategy as required by legislative and statutory processes.
6.	114228/FUL/24	760m northeast	**Residential and commercial development at Brixham Road Stretford Manchester M16 0YG** Demolition of existing buildings and the redevelopment of the Site with a residential-led mixed use scheme comprising 145 dwellings (Class C3) and a commercial unit (Class E), with communal amenity space, car parking and landscaping.	Not yet determined	Scoped Out	No significant inter-cumulative effects are anticipated. It is assumed that all works will be undertaken in accordance with a CEMP and a remediation strategy (if required) as required by legislative and statutory processes.
7.	141706/DEM/2024	520m southeast	**Redevelopment of Chorlton precinct to a series of townhouses and apartment buildings with retail/restaurant/flexible use units on the ground floor.** An application for demolition of the buildings on site has been received.	No planning application yet. An application for demolition of the buildings on site has been received (141706/DEM/2024).	Scoped Out	Demolition to be undertaken in accordance with a demolition method statement and CEMP. If a subsequent application is submitted, then it is assumed that all works will be undertaken in accordance with a CEMP and a remediation strategy (if required) as required by legislative and statutory processes.

Site	Application No.	Distance & Direction	Proposal	Status	Scoped in / out	Justification
8.	114818/FUL/24	1.76 km north	**1 Trafford Wharf Road Trafford Park Manchester M17 1BY** Demolition of the existing building on site and the development of a residential-led mixed use development, comprising 438 dwellings (Use Class C3), purpose built student accommodation comprising 419 bedrooms (Sui Generis) and 2235 sqm of associated office and academic space (Use Class F1(a)), 326 sqm of commercial floorspace (Use Class E (a)(b)(d)(g(i)), associated car/cycle parking and landscaping. The wider Trafford Wharfside Development Framework approved by TMBC will deliver up to 5,000 new homes, associated retail and leisure space and the redevelopment of Old Trafford football stadium on 215 acres of land between the Manchester Ship Canal, Old Trafford stadium, and Europa Way.	Not yet determined	Scoped Out	No significant inter-cumulative effects are anticipated. It is assumed that all works will be undertaken in accordance with a CEMP and a remediation strategy (if required) as required by legislative and statutory processes.
9.	115175/FUL/24	580m northwest	**Land At Great Stone Road Stretford Manchester M32 0ZW** Residential development comprising 228 dwellings (Use Class C3) with external amenity space and associated parking and access.	Not yet determined	Scoped Out	No significant inter-cumulative effects are anticipated. It is assumed that all works will be undertaken in accordance with a CEMP and a remediation strategy (if required) as required by legislative and statutory processes.

10.164 No likely significant inter cumulative effects have been identified.

Intra-Cumulative Effects

10.165 The combined effect of individual effects (for example on ecological receptors) on a single receptor has been considered throughout the assessment or within other Chapters of this ES. No other intra-project cumulative effects have been identified.

Conclusions

Summary of Baseline Conditions

10.166 The Site has a complex historical background, transitioning from agricultural use to industrial activities, including a former brickworks and clay pits. The infilled pits contain materials from pre-regulated waste disposal practices, leading to contamination concerns. Intrusive ground investigations confirm the presence of Made Ground, extending to depths of 13.50m below ground level, with elevated levels of heavy metals, hydrocarbons, and asbestos. Hydrogeological conditions indicate the presence of a secondary A aquifer and a culverted watercourse, necessitating careful environmental management.

Summary of Likely Significant Effects

Enabling and Construction Phase

10.167 Excavation, soil handling, and construction activities will likely result in temporary but significant effects, including potential airborne dust and vapour emissions. If required, soil, or groundwater treatment works will be regulated under a Mobile Plant Treatment Licence (Environmental Permit – Standard Rules), ensuring that no pollution migrates beyond the Site boundary. Treatment will take place on impermeable surfacing with sealed drainage, preventing contamination of soil, groundwater, or surface water.

10.168 Site workers and nearby residents may be exposed to contaminants through inhalation, direct contact, or ingestion of dust and soil particles. Without proper control measures, there is an increased risk of exposure to hazardous substances such as asbestos and hydrocarbons. Dust suppression, vapour controls, and air quality monitoring will mitigate airborne risks. Pollution prevention controls, including Local Authority Part B permits, planning and construction phase environmental management plans help ensure contamination risks are mitigated. These measures regulate emissions, manage waste, enforce best practices, and require monitoring to prevent environmental harm during remediation.

10.169 Construction activities may lead to runoff and sediment transport into local watercourses, particularly affecting the culverted Longford Brook and to the ditch purported to form part of Nico Ditch. Temporary mitigation measures, such as silt traps and surface water management plans, will be required.

10.170 Deep excavation and dewatering activities may contribute to soil instability, necessitating careful engineering controls and continuous monitoring to prevent differential settlement and structural risks.

Operational Phase

10.171 Following remediation and site stabilisation, the development will significantly reduce exposure risks, improving the Site's safety and suitability for residential use.

10.172 The implementation of SuDS will control and treat surface water runoff, reducing contamination risks to controlled waters and ensuring regulatory compliance.

10.173 Gas protection measures, including sub-floor venting and vapour barriers, will mitigate potential risks associated with methane and volatile organic compounds (VOCs), ensuring there is negligible risk to future occupants.

Summary of Mitigation and Enhancement Measures

Enabling and Construction Phase

10.174 Mitigation measures include strict adherence to the Construction Environmental Management Plan (CEMP), Remediation Strategy, and Surface Water Management Plan. Specific actions involve dust suppression, controlled soil handling, asbestos boundary monitoring, and proper storage of fuel and hazardous materials. Additionally, site workers will be required to use personal protective equipment (PPE) to mitigate direct exposure risks.

Operational Phase

10.175 Key mitigation measures include the installation of a validated clean cover system in all gardens landscaping and POS, implementation of sustainable drainage systems (SuDS) to control runoff, and the construction of buildings following BS8485:2015+A1:2019 guidelines for ground gas protection.

Conclusion

10.176 Following the implementation of comprehensive mitigation measures, the residual impacts of the proposed development on geology, groundwater, and contamination risks will be negligible to moderate beneficial, which is not significant. The assessment

confirms that the ground conditions will not pose significant risks to future site users or the surrounding environment. Overall, the development will result in a moderate beneficial effect on a site-specific level through remediation and environmental enhancement efforts.

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11 RESIDUAL EFFECTS AND MITIGATION SUMMARY

Introduction

11.1 This Chapter forms the summary of the Environmental Statement ("ES"), which provides an assessment of the likely significant environmental effects as a result of the Proposed Development on land at Ryebank, Chorlton, Greater Manchester.

11.2 The planning application seeks full planning permission for "*Erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works.*"

11.3 The Site is 4.61 hectares, the majority of which is situated within the administrative area of Manchester City Council (MCC). A very small area (0.0156 hectares / 156.5 sqm) falls within the boundary of Trafford Metropolitan Borough Council (TMBC). The Site location is shown at **Figure 1.1** (drawing 05476-5PA-MP-XX-DR-A-000001).

11.4 The consultants who have contributed to the preparation of this ES are referenced in the Competency Statement at **Appendix 1.1**, along with information demonstrating their "*expertise to ensure the completeness and quality of the ES*", in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) (amended in 2018).

Availability and Comments

11.5 This ES can be viewed online on MCC's and TMBC's websites and at their offices outlined below:

MCC

- Planning, Growth and Development, Manchester City Council, PO Box 532, Manchester, M60 2LA.
- https://www.manchester.gov.uk/info/200074/planning/5865/planning/1
- 0161 234 4516
- planning@manchester.gov.uk

TMBC

- Development Management, 1st Floor, Trafford Town Hall, Talbot Road, Stretford M32 0TH
- https://www.trafford.gov.uk/planning/planning-applications/planning-applications.aspx
- 0161 912 3149
- development.management@trafford.gov.uk

11.6 Additional copies of the Non-Technical Summary ("NTS") (no charge), ES Volume 1 (£100 plus postage) and the Technical Appendices (£150 plus postage) are available from Asteer Planning LLP, 3rd Floor, Calico, 53-55 Mosley Street, Manchester, Greater Manchester, M2 3HQ. The complete ES can also be obtained in USB for £10 from the same address.

11.7 Comments on the planning application should be sent to MCC's and TMBC's Planning Department.

The Environmental Statement – Scope and Methodology

11.8 In order to determine the scope of the EIA, the EIA Regulations make provision for, but do not require, an applicant to request that the local planning authority (LPA) provide a written opinion as to the information to be provided within the ES. A request for a Scoping Opinion was submitted on behalf of the Applicant to MCC on the 5th November 2024 (**Appendix 2.1**). The request described the site context, the nature and purpose of the Proposed Development, and identified the proposed scope and structure of the EIA for MCC's consideration. Once the Scoping Opinion was requested, MCC contacted a number of consultees as part of the Scoping exercise, as listed in **Chapter 2: Assessment Scope and Methodology**, Table 2.1, this included TMBC. Prior to MCC issuing the formal Scoping Opinion, Asteer Planning prepared a supplementary response to initial consultee comments which were received in order to provide points of clarification, see **Appendix 2.2**. Following this, MCC issued their Scoping Opinion on 2nd January 2025; this is enclosed within **Appendix 2.3**. In summary, the Council were largely in agreement with the proposed scope set out in the EIA Scoping Report. However, following comments from the Greater Manchester Archaeological Advisory Service (GMAAS), as outlined in **Appendix 2.2**, it was accepted by the Applicant team that archaeology is a topic that warrants further investigation as part of the EIA process and this topic has been scoped

into the ES at Chapter 9. In addition, E3P prepared a Ground Conditions Technical Note (submitted as Appendix 3 to the EIA Scoping Report), which provided evidence to 'scope-out' Ground Conditions from the EIA, given that 'likely significant effects' are not anticipated. MCC subsequently agreed in the Scoping Opinion (**Appendix 2.3**) that Ground Conditions was not required to be scoped-in to the EIA. However, further to this and in acknowledgement of comments received from Friends of Ryebank Fields and Trafford Neighbouring Residents, which highlight concerns associated with ground contamination, 'Ground Conditions' is scoped-in to the EIA. As such, given that a precautionary approach has been taken, the approach to the EIA is considered to be robust.

11.9 The following technical topics and an assessment of the associated likely significant environmental effects have therefore been taken forward and assessed within the EIA and are reported in the ES (i.e. 'scoped-in'). These include:

- Ecology and Arboriculture
- Socio-economics and Health
- Climate Change
- Archaeology
- Ground Conditions

11.10 Each technical Chapter has identified "*likely significant effects*" using an assessment criteria which often, but not always, reflects the relationship between the magnitude or severity of an effect; and the sensitivity, importance or value of the resource or receptor.

11.11 Where necessary, mitigation measures have been proposed to ameliorate effects specific to an environmental theme, many of which are purposely incorporated into the design of the proposals and are highlighted as Embedded Mitigation. Further mitigation or enhancement measures have also been proposed where required, which may be subject to appropriate planning conditions or obligations. These are set out in further detail below.

The Application Site and Context

11.12 The Site is 4.61 hectares in size where the majority of the Site falls within the administrative area of MCC, however a very small area (0.0156 hectares / 156.5 sqm) also falls within the borough of Trafford.

11.13 The Site comprises land in Chorlton, Manchester, bound to the west by Longford Park, to the east by St John's RC Primary School and the rear of properties on Peveril Crescent and Copley Road, to the north by the rear of properties along Rye Bank Road, and to the south by Ryebank Road and Longford Road.

11.14 The Site consists predominantly of vacant, unmanaged grassland. There are a number of mature trees located along the boundary of the Site, including a small dense wooded area of aspen trees in the northern part, known locally as Aspen Grove. There is also a small area of hardstanding in the southern part of the Site.

The Proposed Development and Alternatives

11.15 As noted above, the planning application seeks full planning permission for a residential development. More specifically, the formal description of the Proposed Development as set out in the planning application is as follows:

"Erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works"

Consideration of Alternatives

11.16 Where alternatives have been considered, the EIA Regulations state that an ES should "*include a description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects*".

11.17 The main alternatives which the Applicant has considered include:

- The 'No Development' Alternative; and
- Alternative designs.

Planning Policy Context

11.18 For the site, the relevant Development Plan comprises:

- Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted July 1995);
- Manchester Core Strategy (adopted July 2012);
- Places for Everyone Join Development Plan Document (adopted March 2024);
- Saved Policies of the Revised Trafford Unitary Development Plan (adopted June 2006); and
- Trafford Local Plan: Core Strategy (adopted January 2012).

11.19 Due regard is also had to other material considerations relevant to the proposal including the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

Summary of the Ecology and Arboriculture Residual Effects

Summary of Baseline Conditions

11.20 An ecology desk study and field surveys were undertaken in 2023 and 2024 to establish the baseline conditions at the site. This process identified that there are no ecological designations within the site itself, although there are two statutory sites of national importance are present within 10km. The closest being Brookheys Covert Site of Special Scientific Interest (SSSI) located approximately 7.8km to the southwest of the site. The closest statutory sites of local importance to the proposed development site is Chorlton Ees and Ivy Green Local Nature Reserve (LNR) located approximately 1.1km southwest of the site.

11.21 The surveys found that the main habitat present at the site is neutral grassland, but other habitats present include modified grassland, bare ground, broadleaved woodland, individual trees and mixed scrub. Surveys for protected species identified the following:

- Bats: the bat survey identified five trees on site with low potential and one tree with moderate potential to support roosting bats. Bat activity was dominated by common pipistrelle (Pipistrellus pipistrellus), with only occasional occurrences of soprano pipistrelle (Pipistrellus pygmaeus).

- Trees: during the arboriculture survey, two individual trees, three tree groups, and four woodlands were assessed as 'High Quality' Retention Category 'A'; twenty-one individual trees and seventeen tree groups were assessed as 'Moderate Quality' Retention Category 'B'; and four individual trees and six tree groups were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.

- Badger: Badger setts were confirmed to be present on Site.

- Botanical Survey: two species of invasive plant species were recorded on site.

Construction Phase

11.22 Temporary construction effects were identified, many of which would be avoided through a combination of onsite habitat creation and precautionary working practices, which would be adhered to throughout the construction period and secured through the CEMP. These will include measures such as sensitive lighting to avoid disturbance to bats, removal of trees outside the bird nesting season, and careful removal of vegetation or trees and adoption of protection measures. In addition, it is recommended that prior to any site clearance, an invasive species specialist be contracted to eradicate any invasive species on site. A site survey and treatment programme would be undertaken prior to the commencement of development for invasive species to ensure that these species are appropriately dealt with, not spread and eradicated from the site.

11.23 Acquisition of a badger licence from Natural England will be required, prior to the commencement of any earthworks. In addition, inclusion of prevention and avoidance measures within the CEMP, specifically focusing on safeguarding badgers will be detailed.

11.24 The Applicants will also purchase of biodiversity units from Manchester City Council or a local habitat bank to accurately compensate for the predicted losses of on-site habitats to compensate these losses. The residual effect of the felling sections of broadleaved woodland to facilitate the Proposed Development, with subsequent compensation through the biodiversity net gain scheme is assessed as minor beneficial in the long term at the local level which is not significant.

11.25 The residual effects on individual trees and tree groups, broadleaved woodland, neutral grassland habitat, eradication of invasive species from site, and in regard to individual species is assessed as negligible or minor adverse and minor beneficial (not significant).

Completed Development

11.26 The design team has incorporated the results and recommendations of the ecological and arboriculture surveys to inform the design. Most notably, the design has actively chosen to retain the vast majority of the largest and most valuable habitat on site (woodland parcels) as well as badger setts. This is considered embedded mitigation, but is also considered avoidance within the mitigation hierarchy and is a key reason why only minor levels of mitigation are required. In instances where losses to habitats cannot be avoided, the applicant will purchase biodiversity units from Manchester City Council or local habitat banks, such that the compensation is realised at the local level. Recommendations for a detailed lighting strategy together with fencing and signage are proposed to protect badgers and bats once the scheme is operational. Residual effects are therefore assessed as Negligible (not significant) on these species. No other residual effects have been identified once the scheme is operational.

Conclusion

11.27 In conclusion, once mitigation measures are taken into account the effects of the Proposed Development upon protected species and habitats are assessed as not significant. Biodiversity net gains will be secured through the purchase of biodiversity units from Manchester City Council or a local habitat bank to accurately compensate for the predicted losses of on-site habitats to compensate these losses. The development complies with all relevant policy, both local and national and will result in no net losses to the natural environment.

Summary of Socio-economics and Health Residual Effects

Summary of the Baseline Conditions

Population

11.28 Data published by the Office of National Statistics show that, as of 2023 the population of Manchester was 579,917, and in Trafford population was 237,480. The Manchester population has grown by 13.5% (69,134 additional people) between 2013 and 2023 whilst the population in Trafford has grown at a notably lower rate of 3.1%. The North West and England increased at a lower rate than Manchester but higher than Trafford of 7.0%. As of 2023, the total population in the North West was 7.6 million (an increase of 494,980) and in England the population was 57.7 million (an increase of 3.8 million).

Employment

11.29 Between the wards of Chorlton and Longford, Manchester and Trafford, Manchester experienced the highest levels of job growth of 28.0%, increasing from 357,000 jobs to 457,000 jobs. This was followed by Trafford which increased by 15.5% from 148,000 jobs to 171,000 jobs.

11.30 The Chorlton ward experienced a notable decrease of 33.3%, equating to 2000 fewer jobs and Longford decreased by 27.3%, and job loss of 3,000. It is noted that there is a significant decrease at ward level in both Manchester and Trafford, which is not aligned with either district scale. The reason for this is not currently known.

Unemployment

11.31 The claimant count records the number of people claiming Jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work. As of October 2024, Manchester had the highest claimant count of 7.2% which followed by Longford at 6.5. Chorlton and Trafford had the lowest rates of 3.3% whilst the regional rate was 4.7% and national was 4.4%.

Economic Activity

11.32 Between 2012 and 2022 Gross Value Added (GVA) in Manchester increased by £14.1bn from £17.4bn to £31.5bn. This equates to an increase of 81.4%.This is significantly above the regional increase of 50.7% (£74bn increase) and the national increase of 48.9% (£637.6bn increase). Trafford also has had a larger increase in GVA compared to the North West and England, increasing from £6.9bn in 2012 to £10.9bn in 2022, an increase of 58.6% (£4bn).

Deprivation

11.33 The 2019 Index of Multiple Deprivation provides an indication of the average levels of deprivation for Lower Super Output Areas (LSOA) across England. The scheme falls within LSOA Manchester 029C and Manchester 029D. Manchester 029C has an overall rank of 22,064, putting it in the top 40% least deprived. Manchester 029D is considered more deprived in comparison to Manchester 029C, with an overall rank of 18,913, decile 6, placing it in the top 50% least deprived LSOAs.

Housing Affordability

11.34 An affordability ratio is calculated by dividing the median price paid for a house in an area by the median annual salary of the area. In 2013 the affordability in Manchester was 4.48

and by 2023 it had risen to 6.19, an increase of 1.71. The ratio in Trafford was higher, increasing from 7.4 in 2013 to 11.19 in 2023, an increase of 3.79.

Housing Tenure

11.35 From 2011 to 2021, the proportion of households that owned their home outright had increased in all areas with the highest proportion in Trafford (34.4%), however Manchester (16.5%) still had a noticeably lower proportion compared to the regional (33.3%) and national (32.5%) rates.

11.36 Whilst social renting decreased in all areas, private renting increased. Manchester had the highest proportion of private rented properties at 32.3% followed by England at 20.5%, the North West at 19.2% and Trafford at 15.3%.

Housing Type

11.37 Data from the 2011 and 2021 Census show that the proportion of detached houses has increased in all areas whilst the proportion of terraced houses and flats has decreased. Excluding Trafford, the proportion of semi-detached houses has increased in all areas.

11.38 As of 2021, Manchester has a significantly lower proportion of detached homes at just 5.4% compared to Trafford (15.1%), regional (19.0%) and national (22.9%) shares. On the other hand, Manchester has a higher proportion of flats at 28.1% compared to 16.9% in Trafford, 12.5% in the North West and 17.1% in England.

Housing Delivery

11.39 In Manchester between 2022-23, the housing target of 2,571 was not met as the net additional dwellings was 1,816, a shortfall of 755. The three years prior to this saw high levels of delivery, peaking at 3,812 in 2020-21. Overall housing delivery has been increasing between 2012-13 to 2022-23, with some exceptions such as 2022-23.

11.40 Net additional dwellings in Trafford has been increasing between 2012-13 to 2022-23. In 2012-13 there was -4 net additional dwellings and, as of 2022-23, net additional dwellings was 939.

Construction

11.41 Overall construction output has increased during the timeframe analysed (August 2014-August 2024), however has decreased in August 2024 by 2.3 percentage points compared to the month prior, July 2024. This is a larger decrease compared to June 2024 to July 2024 which decreased by 0.4 percentage points. The most recent month that saw

construction output increase was May 2024 to June 2024 whereby output increased by 0.3 percentage points.

Education

11.42 The closest primary school to the Site Is St John's RC Primary School located 0.1 miles from the Site, with a spare capacity of 62. This primary school is situated in the Primary – South primary planning area in Manchester City Council (MCC) which has 13 state primary schools within 2 miles of the Site and a total spare capacity of around 317 .

11.43 The planning area of STRET Primary in the Trafford Metropolitan Borough Council (TMBC) has also been analysed. Within this primary planning area there are 12 schools in 2 miles of the Site with a combined spare capacity of 132. The closest school to the Site in this primary planning area is St Teresa's RC Primary School located 0.2miles from the Site.

11.44 The closest high school in the Secondary – South planning area in MCC is Chorlton High School located 1.1 miles from the Site. There is a deficit in Chorlton High School of 5 places. Accounting for the other schools within the Secondary South planning area and within 3 miles of the Site, there are 710 spare places.

11.45 STRET Secondary planning area in TMBC has three secondary schools with a combined capacity of 298. The closest school is Stretford Grammar School situated 0.5miles from the Site. The Secondary South and Stret Secondary planning areas have a combined spare capacity of 1,118 places.

Health profile of the Local Population

11.46 Manchester has a notably worse health profile in comparison to regional and national averages with each listed variable, excluding self-harm, worse in Manchester. Overall, Trafford has a better health profile than Manchester and the North West, with some variables also better than England. Life expectancy in Manchester for both males and females is lower at 75.7 and 79.9 respectively compared to Trafford at 79.9 for males and 83.2 for females, the North West (77.7 – males, 81.7 – females) and England (79.3 – males, 83.2 – females).

Healthcare Provision

11.47 The closest surgery is Chorlton Family Practice located 0.3 miles south east of the Site. There is a patient to GP ratio in this surgery of 1,579. There are 18 surgeries listed with an average patient to GP ratio of 1,566 . The Alexandra Practice has the lowest patient to GP ratio of 754.

Open Space

11.48 There is a combined total of 165.5ha within a 10-minute walk and a 15-minute walk of the Site, including Public Rights of Way. 76.7ha are within a 10-minute walk and an additional 88.7ha are within a 15-minute walk. Playing fields make up the highest proportion of the open space at 73.5ha, followed by public park or gardens accounting for 61.8ha.

Crime

11.49 Manchester saw a rate of total recorded offences (excluding fraud) per 1,000 population in the year ending Q2 of 2024 of 158.71 which equates to 92,039 offences. This is significantly higher than the regional average of 94.54 per 1,000 population and national average of 87.08. Trafford had the lowest rate of 75.74, equating to 17,986 offences. This represents a decline in Manchester from 177.75 per 1,000 population from the year ending Q2 2023, and a decline in Trafford from 87.82 per 1,000 population from the year ending Q2 2023.

Construction Phase

11.50 The significance of the temporary effect of employment in the construction phase is considered to be moderate beneficial short term reversable effect at the district scale, which is significant following the implementation of a Local Labour Agreement (LLA).

11.51 The significance of the temporary effect of economic contributions in the construction phase is considered to be moderate beneficial short term reversable effect at the district scale, which is significant.

11.52 The potential temporary construction effect on health and wellbeing, in relation to disturbance to neighbourhood amenity, is considered to be minor to moderate adverse short term reversable effect at the local scale which is not significant.

Operational Phase

11.53 The significance of the permanent effect on economy in the operational phase is considered to be moderate beneficial at the District scale, which is significant.

11.54 The significance of the temporary effect of housing in the operational phase is considered to be moderate beneficial at the District scale which is significant.

11.55 The significance of the permanent effects in relation to access to educational provision is considered to be minor adverse long term permanent effect at the local scale, which is not significant.

11.56 The significance of permanent effect in relation to healthcare provision as a result of the operational phase is considered to be minor adverse long term permanent effect at the local scale, which is not significant.

11.57 The significance of permanent effect in relation to open space as a result of the operational phase is considered to be moderate beneficial long term permanent effect at the local scale, which is significant.

11.58 The potential permanent operational effect on health and wellbeing is considered to be major beneficial long term permanent effect at the district scale, which is significant.

Conclusion

11.59 Overall, the Proposed Development is considered to provide beneficial effects during the construction phase in relation to employment and economic contribution. Once operational, significant beneficial effects are expected in relation to wider economic effects, housing, open space and health and wellbeing.

11.60 Adverse but not significant effect is predicted in relation to disturbance to neighbourhood amenity during the construction phase. However, this will be temporary and managed by best practice measures through a CEMP and measures outlined in the Contaminated Land Remediation Strategy, which will ensure the Site can be safely redeveloped. Crucially, the remediation work undertaken will ensure that land will be made safe for use and publicly accessible once again for recreational purposes.

11.61 Adverse but not significant effect is predicted for education and healthcare once the Site is complete and operational relating to slight increases in demand for related infrastructure. However, baseline analysis indicates that such infrastructure has sufficient existing capacity to manage such increased demand.

Summary of Climate Change Residual Effects

Summary of the Baseline

11.62 In relation to Part A the impact of the project on climate change, i.e. greenhouse gas emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the site remains as it is. The site is currently predominantly grassland and therefore it is assumed that there are no greenhouse gas emissions associated with the site in the baseline scenario.

11.63 In relation to Part B, the existing baseline for the climate change resilience assessment is the current climate in the location of the Proposed Development. Historic climate data obtained from the Met Office website recorded by the closest meteorological station to the Proposed Development (Woodford Station) for the 30-year climate periods of 1981-2010 and 1991-2020 shows an increase in the average annual maximum daily temperature.

11.64 The Met Office baseline climate averages for the Northwest England and North Wales District identify gradual warming between 1961 and 2010. Average annual rainfall (mm) has also increased over this period.

11.65 The Met Office website confirms that past severe weather events in the last 5 years have included record breaking heatwaves, severe flooding, severe winter weather with significant snowfalls, and storm and high wind events.

11.66 UK Climate Projections published in 2018 (UKCP18) have been developed by the UK Climate Impacts Programme (UKCIP) to provide projections for future climatic scenarios and trends. The summary of predictions for summer and winter changes by the 2070s, includes potentially drier, warmer summers, and warmer, wetter winters.

Construction Phase

11.67 Best practice guidance recommends that the Proposed Development is assessed against whether its greenhouse gas emissions align with the UK's path towards net zero carbon by 2050. The Royal Institute of British Architects (RIBA) have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050.

11.68 Initial modelling of embodied carbon emissions has been undertaken which shows a Negligible effect on climate change, which is not significant. This means that the embodied carbon emissions target exceeds the target set by RIBA for 2030 and therefore represents performance beyond the trajectory to net zero carbon.

Operational Phase

11.69 Initial calculations of operational energy emissions show a minor adverse effect on climate change, which is not significant. This means that the predicted operational energy performance is in line with the target set by RIBA for 2030, and therefore the Proposed

Development is in line with measures necessary to achieve the UK's trajectory towards net zero.

11.70 Operational transport emissions predominantly through residents' car trips, are predicted to have a minor adverse effect on climate change, which is not significant. Additional mitigation through implementation of all measures proposed in the Framework Travel Plan is proposed. This could be implemented through a condition to update the Travel Plan and appoint a Travel Plan Coordinator prior to occupation. The residual effect remains as minor adverse effect on climate change, which is not significant.

Conclusion

11.71 No significant effects have been identified in relation to climate change.

Summary of the Archaeology Residual Effects

Summary of Baseline Conditions

11.72 In respect of the archaeology assessment, baseline data was obtained from publicly accessible sources including the Greater Manchester Historic Environment Record ('HER') and the National Heritage List for England during previous desk-based assessments. Information was also garnered from previous site visits along with information from surveys including earthwork, aerial and auger surveys.

11.73 The baseline assessment indicates low archaeological potential for all periods before the industrial and 20th century period, with past clay extraction and infrastructure installation having removed most archaeological remains. The only identified sensitive receptors are a negative earthwork, potential early 20th century housing remains in the southeast, and possible unknown remains along the western edge.

11.74 The east-west aligned 'negative earthwork' (a ditch) through the site is largely undisturbed but heavily silted with post-medieval deposits. Its connection to an ancient earthwork 'The Nico Ditch' is uncertain, as its dimensions and recorded changes differ from known Nico sections. It may instead be linked to the later Carr Ditch. Regardless, the ditch's poor preservation limits its current significance.

11.75 Other potential remains are limited to areas not affected by clay extraction. However, evidence of earlier activity before the site's 19th century enclosure is scarce, and any surviving remains are likely of negligible to low importance of local significance.

Construction Phase

11.76 The likely significant effects of the Proposed Development is assessed to be not significant. However, should the negative earthwork prove to be a surviving part of the Nico Ditch the significance of effect would be moderate adverse (significant).

11.77 The proposed development layout ensures the preservation of 20th century housing remains and potential archaeological features in the western fringe by designating these areas as green space or pathways. The negative earthwork will also be preserved, with part of the ditch being infilled to create an ecological pond while the rest remains intact.

11.78 A proportionate intrusive field evaluation is recommended to determine the character, date, and significance of the earthwork.

11.79 Since the western fringe's potential archaeological assets and 20th century housing remains will be preserved in situ and undisturbed, there will be no residual effects in these areas.

11.80 The negative earthwork will also be preserved, but its significance remains uncertain until archaeological investigations are completed. If it is not part of the Nico Ditch, the effect is considered not significant. However, if it is identified as part of the 'Nico Ditch', the effect is classified as moderate, with a minor beneficial residual effect in the long term at the national level, due to investigation and recording.

Completed Development

11.81 No likely significant effects are judged to apply in respect to the completed and operational phase of the Proposed Development. Should the negative earthwork be revealed to be a surviving part of the 'Nico Ditch', it may be a candidate for assessment for scheduling.

Conclusion

11.82 The residual effects arising from the enabling and construction phases and operational phase of the Proposed Development are assessed as Negligible or Moderate Beneficial (significant). No significant cumulative effects have been identified.

Summary of the Ground Conditions Residual Effects

11.83 The assessment of ground conditions has been based on a desk-based assessment of historic records and a site investigation to identify risks associated with historic activities or ground conditions.

Summary of Baseline Conditions

11.84 The Site has a complex historical background, transitioning from agricultural use to industrial activities, including a former brickworks and clay pits. The infilled pits contain materials from pre-regulated waste disposal practices, leading to contamination concerns. Intrusive ground investigations confirm the presence of Made Ground, extending to depths of 13.50m below ground level, with elevated levels of heavy metals, hydrocarbons, and asbestos. Hydrogeological conditions indicate the presence of a secondary A aquifer and a culverted watercourse, necessitating careful environmental management.

Construction Phase

11.85 Excavation, soil handling, and construction activities will likely result in temporary but significant effects, including potential airborne dust and vapour emissions. Site workers and nearby residents may be exposed to contaminants through inhalation, direct contact, or ingestion of dust and soil particles. Without proper control measures, there is an increased risk of exposure to hazardous substances such as asbestos and hydrocarbons. Construction activities may lead to runoff and sediment transport into local watercourses, particularly affecting the culverted Longford Brook and to the ditch purported to form part of Nico Ditch. Mitigation measures include strict adherence to the Construction Environmental Management Plan (CEMP), Remediation Strategy, and Surface Water Management Plan. Specific actions involve dust suppression, controlled soil handling, asbestos boundary monitoring, and proper storage of fuel and hazardous materials. Additionally, site workers will be required to use personal protective equipment (PPE) to mitigate direct exposure risks. With the incorporation of these mitigation measures, the residual effects are negligible and not significant.

Completed Development

11.86 In the absence of mitigation, future site users could be exposed to contaminated land during any excavation/landscaping works or exposed to ground gases. However, measures which include the installation of a validated clean cover system in all gardens landscaping and public open space areas, implementation of sustainable drainage systems (SuDS) to control runoff, and incorporation of ground gas protection measures, the residual effects are assessed as moderate beneficial and not significant.

Conclusion

11.87 Following the implementation of comprehensive mitigation measures, the residual impacts of the proposed development on geology, groundwater, and contamination risks

will be negligible to moderate beneficial, which is not significant. The assessment confirms that the ground conditions will not pose significant risks to future site users or the surrounding environment. Overall, the development will result in a moderate beneficial effect on a site-specific level through remediation and environmental enhancement efforts.

Inter-Project and Intra-Project Cumulative Effects

11.88 The ES responds to the requirement in the EIA Regulations to consider and assess if required the cumulative effects of the Proposed Development. Within EIA, cumulative effects are generally considered to arise from inter-project cumulative effects (the combined effects of development schemes which may, on an individual basis be insignificant, but cumulatively, have significant effects). No significant cumulative effects have been identified.

11.89 The second category, intra-project cumulative effects, is concerned with the combination of some or all of the effects predicted by the EIA affecting a particular receptor which may collectively cause a change of greater significance than individually. These are referred to as synergistic effects and have been assessed by professional opinion. An example of a synergistic effect could be related to disturbance of archaeological features and release of ground contaminants during construction combining to generate a significant adverse effect affecting a sensitive receptor.

11.90 The EIA has taken into consideration synergistic effects on identified receptors as a consequence of collective actions (refer to **Chapters 6-10**). Constraints and identified sensitive receptors have been considered in detail throughout the Proposed Development's design evolution, including the consideration of proposed site preparation and construction techniques. The aim of this process has been to address the potential for significant adverse effects and ultimately to address significant residual effects in isolation or in-combination (i.e. synergistic effects). The measures identified to address the potential for significant effects have, for the most part, been designed-in to the Proposed Development and considered in the EIA as embedded or designed-in mitigation. As discussed within **Chapter 4: Proposed Development and Alternatives**, the design evolution process has been informed by the site's opportunities and constraints which have helped to refine and structure the scheme. Any measure that is not specifically designed-in feature of the Proposed Development is described as further mitigation measure in the relevant technical chapter and set out below in **Table 11.1** below.

11.91 No intra-project cumulative effects have been identified as part of assessment process.

Summary of Mitigation Measures Identified within the Environmental Statement

11.92 The residual effects of the Proposed Development have been assessed as part of the EIA and can be described as the effects which remain after the implementation of the embedded and any further mitigation measures. The residual effects have been identified for each category in the preceding section and within each technical chapter (**Chapters 6-10**). It is expected that the appropriate mitigation measures will be secured through appropriately worded planning conditions or planning obligation.

Summary of Mitigation Measures

11.93 **Table 11.1** below outlines the mitigation and enhancement measures identified within each of the environmental disciplines included within this ES.

Table 11.1: Summary of Mitigation Measures

Environmental discipline	Measure to avoid, reduce or manage any adverse effects and/or to deliver beneficial effects	How measures would be secured		
		By Design	By S.106	By Condition
Ecology and Arboriculture – Construction Phase	Ground Level Tree Assessment (GLTA) to be undertaken by and ecologist, immediately prior to felling operations, following the BCT (2023) good practice guidelines.			X
	Production of a precautionary methods to avoid impacts to wildlife for nesting birds, foraging bats and badger (contaminated soils) culminated in a CEMP.			X
	Appointment of an invasive species contractor to remove invasive plant species on site.			X
	Purchase of grassland and woodland biodiversity units to compensate (at the local level) for losses on site.		X	
	Retention of the largest and most valuable habitat on site through masterplan layout as detail on site masterplan and landscape masterplan.	X		X

Environmental discipline	Measure to avoid, reduce or manage any adverse effects and/or to deliver beneficial effects	How measures would be secured		
		By Design	By S.106	By Condition
	Natural England licencing for any works which might disturb badgers on site.			X
Ecology and Arboriculture – Completed Development	Sensitive lighting strategy together with protective fencing and signage information to be secured by condition.			X
Socio-economics and Health – Construction Phase	Local Labour Agreement			X
Socio-economics and Health – Completed Development	Open Space areas to be managed by a Management Company approved by Manchester City Council		X	X
Climate Change – Construction Phase	CEMP			X
Climate Change – Completed Development	Building Design Passivhaus Certification			X
	Additional dynamic thermal modelling			X

Environmental discipline	Measure to avoid, reduce or manage any adverse effects and/or to deliver beneficial effects	How measures would be secured		
		By Design	By S.106	By Condition
	Design life of building is 60 years. Roof and external wall materials will have a service life of a minimum of 40years.	X		
	Post-construction validation and compliance checks			X
	Low water use sanitary fittings and appliances, shared facilities specified where appropriate to minimise water demand. Provision of space for residents to install water butts. Pulsed output water meters to be installed on the water supply so that occupants can monitor their water usage.	X		
	Drainage Strategy			X
	Travel Plan measures			X
	Masterplan layout, building designs and Landscape Masterplan	X		X
	Energy Strategy			X
Archaeology – Construction Phase	Further Archaeological Investigation in line with Project Design			X

Environmental discipline	Measure to avoid, reduce or manage any adverse effects and/or to deliver beneficial effects	How measures would be secured		
		By Design	By S.106	By Condition
Archaeology – Completed Development	If negative earthwork is identified as a surviving part of the 'Nico Ditch', this may meet the Department for Culture Media and Sport criteria for assessing the importance of a monument for scheduling.			X
Ground Conditions – Construction Phase	Remediation and Enabling Works Strategy, CEMP and Surface Water Management Plan			X
Ground Conditions – Completed Development	Post-construction validation and compliance checks			X

Conclusions

11.94 This ES has been submitted as part of a planning application seeking to obtain full planning permission for the following Proposed Development:

"Erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works".

11.95 The aim of the ES has been to assess the "*likely significant effects*" of the Proposed Development in accordance with the Town and Country Planning Environmental Impact Assessment Regulations 2017. Detailed assessments with respect to pertinent environmental topics have therefore been undertaken in accordance with definitive standards and legislation where available. The ES forms part of the planning application documentation submitted to MCC and TMBC and will inform their decision making process.

12 GLOSSARY

Above Ordnance Datum (AOD)	The distance above the mean tides at Newlyn, Cornwall.
ACM	Asbestos-Containing Material
Arboricultural Impact Assessment (AIA)	An assessment of the impact of development on trees.
ASHPs	Air source heat pumps
AST	Above-ground Storage Tank
Baseline	Existing environmental conditions present on, or near a site, against which future changes may be measured or predicted.
Baseline Conditions	The conditions that would pertain in the absence of the proposed project at the time that the project would be constructed/operated/decommissioned. The definition of these baseline conditions should be informed by changes arising from other causes (e.g. other consented developments).
Baseline Ecological Conditions	The state of the site and biodiversity before any development takes place.
BAP	Biodiversity Action Plan
BAU	Business as usual
BCT	Bat Conservation Trust
Biodiversity	The variety of all living organisms, including species, habitats, and ecosystems
BGS	British Geological Society
Biodiversity Net Gain (BNG)	A statutory approach to development that leaves biodiversity in a better state than before.
BRE	Building Research Establishment
BS	British Standard
BSI	British Standards Institute
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CBR	California Bearing Ratio
CIEH	Chartered Institute of Environmental Health
CIFA	Chartered Institute for Archaeologists
CIRIA	Construction Industry Research and Information Association
CFCs	Chlorofluorocarbons
CIBSE	Chartered Institution of Building Services Engineers
CIEEM	Chartered Institute of Ecology and Environmental Management
CL:AIRE	Contaminated Land: Applications in Real Environments
CLEA	Contaminated Land Exposure Assessment
CML	Council Of Mortgage Lenders
CoC	Contaminants Of Concern
COMAH	Control Of Major Accident Hazards
CRoW	Countryside and Rights of Way Act
CSM	Conceptual Site Model
Construction Environmental Management Plan (CEMP)	A documented management system with environmental procedures to monitor residual impacts of the construction and operational phases of the development.
COSHH	Control of Substances Hazardous to Health
CDAs	Critical Drainage Areas
Cumulative effects	Effects that result from incremental changes caused by other past, present or reasonably foreseeable actions.
DD	Dry Density

DNAPL	Dense Non-Aqueous Phase Liquid (chlorinated solvents, PCB)
DoWCoP	Definition of Waste Code of Practice
DWS	Drinking Water Standard
Directive	European Commission (EC) Directives impose legal obligations on European Member States. They are binding as to the results to be achieved, but allow individual states the right to decide the form and methods used to achieve the results. An example of this is the EC Air Quality Framework Directive 96/62 that is brought into legal effect in the UK by the Air Quality (England) Regulations (2000).
DMRB	Design Manual for Roads and Bridges
EA	Environment Agency
EcIA	Ecological Impact Assessment
EU	European Union
Environmental Impact Assessment (EIA)	A technique for ensuring that the likely effects of new development on the environment are fully understood and taken into account before the development is allowed to go ahead. It provides a focus for public scrutiny of the project and enables the importance of the predicted effects, and the scope for modifying or mitigating them, to be properly evaluated by the decision-making authority.
Environmental impact	The total effect of any operation on the surrounding environment.
Environmental Statement (ES)	The outcome of the Environmental Assessment presented in a formal document or documents in accordance with EC Directive 85/337. Includes such information that is reasonably required to assess the environmental effects of a development.
EHO	Environmental Health Officer
ESSR	Environment Statement Scoping Report
EPD	Environmental Product Declaration
EPS	European Protected Species
ESR	Existing Sensitive Receptors
EUI	Energy Use Intensity
EV	Electric Vehicle
EQS	Environmental Quality Standard
FFE	Furniture, Fixtures & Equipment
FFL	Finished Floor Level
FORF	Friends Of Ryebank Fields
Foraging Areas	Areas where animals search for food.
FRA	Flood Risk Assessment
FTE	Full time equivalent
GAC	General Assessment Criteria
GL	Ground Level
GPR	Ground Penetrating Radar
GSV	Gas Screening Value
GHG	Greenhouse Gas
GIA	Gross Internal Area
GLRA	Ground Level Roost Assessment
GMAAS	Greater Manchester Archaeology Advisory Service
GMAL	Greater Manchester Accessibility Level
GVA	Gross value added
GWP	Global-warming potential
ha	Hectares
HCV	Health Criteria Value
HSE	Health And Safety Executive
HGV	Heavy Goods Vehicle

HER	Historic Environment Record
HDT	Housing Delivery Test
HGVs	Heavy Goods Vehicles
Habitat of Principal Importance (HPI)	Habitats identified as priorities for conservation under the Natural Environment and Rural Communities (NERC) Act, 2006.
km	Kilometres
kN/m2	Kilonewtons per metre squared
IAQM	Institute of Air Quality Management
ICSM	Initial Conceptual Site Model
IEMA	Institute of Environmental Management and Assessment
IMD	Index of multiple deprivation
IHG	Internal Heat Gains
Infaunal	Aquatic animals that live in the substrate at the bottom of a body of water.
Invertebrate	Animals which lack a vertebral column / backbone.
Invasive Non-Native Species (INNS)	Species that are not native to an area and have the potential to cause harm to the environment, economy, or human health.
IRZ	Impact Risk Zone
Impact significance	Opinions from a relevant planning authority at an initial stage as to what are the nature and potential scale of the environmental impacts arising from the proposed development and assessing what further studies are required to establish their significance.
IPCC	Intergovernmental Panel on Climate Change
Landscape	The visual appearance of non-urban areas.
LEMP	Landscape Ecological Management Plan
LETI	Low Energy Transformation Initiative
LGV	Light Goods Vehicle
LHN	Local Housing Need
LLA	Local Labour Agreement
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSOA	Lower super output area
LWS	Local Wildlife Site
LAPPC	Local Authority Pollution Prevention and Control
LCRM	Land Contamination Risk Management
l/hr	Litres per hour
LEL	Lower explosive limit
LNAPL	Light non-aqueous phase liquid (petrol, diesel, kerosene)
LOD	Limit of Detection
m	Metres
m bcl	Metre below cover level
m bgl	Metres below ground level
mAOD	Metres Above Ordnance Datum (sea level)
mb	Millibars (atmospheric pressure)
Mc	Moisture Content
MCC	Manchester City Council
mg/kg	Milligrams per kilogram (parts per million)
mg/m3	Milligram per metre cubed
mm	Millimetres
MMP	Materials Management Plan
MRA	Mining Remediation Authority
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is

	reversible or irreversible and whether it is short or long term in duration.
MAGIC	Multi-Agency Geographic Information for the Countryside
Mitigating factor	A matter to be taken into account as a benefit to offset any perceived or demonstrable harmful impact.
MVHR	Mechanical ventilation with heat recovery
NBN	National Biodiversity Network
ND	Not Detected
NDP	Nuclear Density Probe
NMP	Noise Management Plan
NE	Natural England
NERC	Natural Environment and Rural Communities
NHLE	National Heritage List for England
NRMM	Non-Road Mobile Machinery
NR	Not Recorded
NPPF	National Planning Policy Framework
NO_2	Nitrogen Dioxide
Non-Technical Summary (NTS)	A summary of the Environmental Statement in non-technical language providing a concise, yet comprehensive summary of the likely effects of the project on the environment.
NBW	Night-time Bat Walk
ONS	Office of National Statistics
OS	Ordnance Survey
PAHs	Polycyclic Aromatic Hydrocarbons
PEA	Preliminary Ecological Appraisal
PD	Project Design
PCB	Polychlorinated Biphenyl
PI	Plasticity Index
PID	Photo Ionisation Detector
POS	Public Open Space
ppb	Parts Per Billion
PPE	Personnel Protective Equipment
ppm	Parts Per Million
ProPG	Professional Practice Guidance
PSD	Particle Size Distribution
PHPP	Passivhaus Planning Package
$PM_{2.5}$ / PM_{10}	Particulate Matter
PMoW	Precautionary Method of Works
PGLRA	Preliminary Ground Level Roost Assessment
PPG	Planning Policy Guidance
PRA	Preliminary Roost Assessment
PV	Photovoltaic
QA	Quality Assurance
Ramsar	Wetlands of international importance designated under the Ramsar Convention.
RIBA	Royal Institute of British Architects
RCP	Representative Concentration Pathway
RICS	Royal Institution of Chartered Surveyors
(Sensitive) Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that is affected by an impact.

Residual impacts	Those impacts of the development that cannot be mitigated following implementation of mitigation proposals.
Roosting Sites	Locations bats, rest, sleep or breed.
RSP	Reference study period
Root Protection Area (RPA)	A calculated area around a tree that contains the minimum rooting volume necessary to ensure its survival, as defined by BS 5837:2012.
SAC	Special Areas of Conservation
Schedule 2 development	Development project types under EIA regulations where EIA is not mandatory in all cases but may be required, depending on the size, nature and scale of the development and the potential for significant environmental effects to arise.
Scoping	An initial stage in determining the nature and potential scale of environmental impacts arising as a result of a development, and an assessment of what further studies are required to establish their significance.
Scoping opinion	A written statement of the opinion of the relevant planning authority as to the information to be provided in the Environmental Statement.
Scoping report	Report submitted prior to an EIA setting out the methods and scope proposed to assess the environmental impacts of a development.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Setts	Underground burrows used by badgers, as defined and protected under the Badger Protection Act, 1992.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic
SPA	Special Protection Area
Special Area of Conservation (SAC)	A designated area protecting habitats and species identified in Annexes I and II of the Habitats Directive
Site of Biological Importance (SBI	A non-statutory designation for sites of local conservation importance.
Special Protection Area (SPA)	A designated area protecting one or more rare, threatened or vulnerable bird species listed in Annex I of the Birds Directive.
Specific noise	The noise source under investigation.
Site of Special Scientific Interest (SSSI)	An area of land which is of special interest for its flora, fauna, geological, geomorphological or physiographical features.
SMC	Scheduled Monument Consent
SGV	Soil Guideline Value
SPZ	Special Protection Zone
SSP	Shared Socioeconomic Pathway
SPT	Standard Penetration Test
SSRT	Site Specific Remediation Target
Sustainable Development	Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.
SuDS	Sustainable Drainage System
SFRA	Strategic Flood Risk Assessment
SVOC	Semi-Volatile Organic Compound
TfGM	Transport for Greater Manchester

Threshold	A level of effect above which an assessment will be taken of whether any changes to procedures need to be made.
Threshold value	The minimum value that will produce a response or specified effect.
TMBC	Trafford Metropolitan Borough Council
TPHs	Total Petroleum Hydrocarbons
TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group)
Tree Preservation Order (TPO)	Orders made by local authorities to protect specific trees or woodlands.
TS	Transport Statement
UK	United Kingdom
UKCIP	UK Climate Impacts Programme
UKCP	United Kingdom Climate Projections
UKCP18	UK Climate Projections published in 2018
UKNZCBS	UK Net Zero Carbon Building Standard
UKWIR	United Kingdom Water Infrastructure Risk
UST	Underground storage tank
UXO	Unexploded Ordnance
UNESCO	United Nations Educational, Scientific, and Cultural Organisation
WCA	Wildlife and Countryside Act
WLC	Whole Life Carbon
VOC	Volatile organic compound
WHO	World Health Organisation
WRAP	Waste and Resources Action Programme
% v/v	Percent volume in air
µg/l	Micrograms per litre (parts per billion)
µm	Micrometre