



MANCHESTER
CITY COUNCIL

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14th February 2025

Via Email Only

Our reference: SOUTH/EIA/UoMFallowfieldCampus

Dear Eleanor,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) (ENGLAND) REGULATIONS 2017**

**FORMAL SCREENING OPINION FOR ENVIRONMENTAL IMPACT
ASSESSMENT 'SCREENING' UNDER PART 2 REGULATION 6**

**PROPOSED DEVELOPMENT: RESERVED MATTERS APPLICATION
PURSUANT TO OUTLINE PLANNING PERMISSION 138126/00/2023 FOR
THE PHASED DEMOLITION OF EXISTING BUILDINGS AND PHASED
DEVELOPMENT OF UP TO 3,300 PURPOSE BUILT STUDENT
ACCOMMODATION BEDROOMS (SUI GENERIS USE CLASS) WITH
ASSOCIATED FACILITIES etc**

SCREENING OPINION ADOPTED BY MANCHESTER CITY COUNCIL

Following the submission of the request for a Screening Opinion for the above proposed development received on the 21st January 2025, the Council has assessed the submission in respect of the above regulations in order to come to a formal EIA screening opinion.

In coming to a formal opinion on whether an Environmental Impact Assessment (EIA) is required to support the proposed development, Manchester City Council, as Local Planning Authority, has taken into account the Deloitte screening request dated 21st January 2025; and the red and blue line boundary submitted for the Council's consideration.

The submitted screening request sets out that the proposed development falls under parts (i),(ii) and (iii) of Schedule 2 10 (b) and is the reason that the proposed development is being screened. It is also clarified that an EIA is not required in this instance as this is a subsequent application where a previous EIA for the proposed development has been approved and remains relevant, in this case in respect of the outline planning approval given reference 138126/OO/2023 (the outline consent).

The Council concurs with the conclusion within the screening request that the EIA submitted alongside the outline consent remains relevant and that a new EIA or EIA addendum will not be required, on the basis of the following:

- The subsequent application to be submitted would be a form of development within the parameters granted outline consent;
- That there have been no significant proposals within the vicinity of the application site of a EIA nature to give rise to cumulative impacts not previously considered;
- No significant or fundamental changes to regulation and policy since the preparation of the EIA accompanying outline consent; and,
- That all required mitigation measures and further information was incorporated into the outline consent.

It therefore appears to the Council as local planning authority that the environmental information contained within the EIA accompanying the outline consent is adequate to assess the significant effects of the development on the environment, and that this information will be considered as part of the forthcoming reserved matters application.

This screening opinion relates to the requirements of an Environmental Impact Assessment only.

I trust this information is of some assistance to you. Should you require anything further please do not hesitate to contact **Robert Griffin**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D J Jones', written in a cursive style.

Derek Jones

Strategic Planning and Project Lead