



**MANCHESTER
CITY COUNCIL**

Julie Roscoe

Director of Planning, Building
Control and Licensing

PO Box 532
Town Hall
Manchester M60 2LA

Ms Ellie Philcock
Euan Kellie Property Solutions
Neo
9 Charlotte Street
Manchester
M1 4ET

Contact: Miss Jennifer Atkinson
Tel: 0161 234 4517
Fax: 0161 274 0014
Email: jennifer.atkinson@manchester.gov.uk

17 February 2025

Our reference: EIASCO/24/007

Dear Ms Philcock

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

SCOPING REQUEST UNDER PART 4 REGULATION 15(1)

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

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

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

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

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

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

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

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

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

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

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

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

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

These are as follows:

Scoped In

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

Scoped out

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

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

CONSULTATIONS

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

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

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

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

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

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

CONTEXT

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

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

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

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

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

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

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

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

SENSITIVE RECEPTORS

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

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

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

PROPOSED DEVELOPMENT

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

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

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

ASSESSMENT OF THE SCOPING REPORT

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

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

Discussion of alternatives

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

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

Presentation and content of the Environmental Statement

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

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

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

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

Mitigation

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

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

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

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

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

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

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

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

Cumulative effects

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

Cross references and summarising of the findings

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

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

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

ENVIRONMENTAL MATTERS TO BE SCOPED OUT OF THE ES

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

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

Archaeology

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

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

Daylight, Sunlight and Overshadowing

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

Ecology

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

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

Flood Risk and Drainage

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

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

Ground Conditions

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

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

Noise

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

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

Socio- Economics

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

Summary

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

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

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

ENVIRONMENTAL STATEMENT CHAPTERS - SPECIFIC COMMENTS ON THE TECHNICAL CONTENTS

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

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

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

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

Air Quality

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

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

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

Climate change

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

Heritage and Townscape & Visual Impact

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

Human Health

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

Transport

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

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

Wind

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

FURTHER INFORMATION

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

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

Yours sincerely



Dave Roscoe

Deputy Director of Planning, Building Control and Licensing



CONSULTATION RESPONSE: EIASCO/24/007

From Safeguarding MAN <[REDACTED]>

Date Wed 08/01/2025 10:26

To Jennifer Atkinson <[REDACTED]>

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Reference: EIASCO/24/007

Our Ref.: 2024/436

Request for Scoping Opinion Riverpark Road Trading Estate, Manchester

Dear Jennifer,

Thank you for consulting with the aerodrome safeguarding authority for Manchester Airport on the above Request for a Scoping Opinion for development at Riverpark Road Trading Estate, Manchester. We have no comments on the contents of the EIA Scoping Report dated December 2024 except to draw the applicant's attention 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/>

Sincerely,

MAG Group Aerodrome Safeguarding Team

Stansted Airport | East Midlands Airport | Manchester Airport

MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX

e: [REDACTED]

www.magairports.com



Disclaimer

The information contained in this email and accompanying data are intended only for the person or entity to which it is addressed and may contain confidential and / or privileged material. If you are not the intended recipient of this email, the use of this information or any disclosure, copying or distribution is prohibited and may be unlawful. If you received this in error, please contact the sender and delete all copies of this message and attachments.

Any statements or email signatures contained in this email shall not bind MAG contractually unless specifically stated.

Please note that MAG monitors incoming and outgoing mail for compliance with its Information Security policy. This includes scanning emails for computer viruses.

For more information about the MAG Group please visit; <http://www.magworld.co.uk>

Our main operating entities are MAG Airport Limited, a private limited company, registered in England under Company Number 11748654, with the Registered Office at 6th Floor, Olympic House, Manchester Airport, Manchester, United Kingdom, M90 1QX; Manchester Airport PLC, a public limited company, registered in England under Company Number 01960988, with the Registered Office at Manchester, Professional Services Limited, PO BOX 532, Town Hall, Manchester, M60 2LA; Stansted Airport Limited, is a private limited company, registered in England under Company Number 01990920, with the Registered Office at Enterprise House, Stansted Airport, Bassingbourn Road, Essex CM24 1QW; East Midlands International Airport Limited, a private limited company, registered in England under Company Number 02078271, with the Registered Office at East Midlands Airport, Pathfinder House, Castle Donington, Derby, East Midlands, DE74 2SA; Manchester Airport Group US Holdings Inc, 101 N Wacker Dr STE 101A, Chicago, IL 60606.



Fw: [EXT] LSBUD Ref: 35741051 Your Ref: 115098/HHA/24 (JP) Planning Application Holding Objection

From Planning <[REDACTED]>

Date Thu 09/01/2025 16:06

To [REDACTED]

Cc [REDACTED]

 5 attachments (7 MB)

35741051_CadentGas.pdf; [EXT] LSBUD-241217-35741051; 115098_HHA_24-LOCATION_PLAN-1399050.pdf; HSG 47.pdf; SSW22 NEW.pdf;

Regards
[REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]

Sent: 31 December 2024 11:58

To: Planning <[REDACTED]>

Subject: FW: [EXT] LSBUD Ref: 35741051 Your Ref: 115098/HHA/24 (JP) Planning Application Holding Objection

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Your planning application – **No objection**

After receiving the details of your planning application at

Riverpark Trading Estate Riverpark Road Manchester M40 2XR.

Please review our attached plans, which detail the Cadent gas asset/s in the area. If your application affects one of our high-pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details, visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm

The HSE may wish to apply more stringent criteria for building proximity after assessment. Please ensure that you formally consult with them before you proceed.

In order to help prevent damage to our asset/s, please add the following **Informative Note** into the **Decision Notice**:

Noise attenuation assessment to be noted for awareness if habitable buildings in close proximity near to the AGI.

IMPORTANT!!!!

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a High-Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation.

- Cadent Gas has a **MAJOR ACCIDENT HAZARD PIPELINE** in the vicinity, (indicated in orange). **SUNNYSIDE/BRADFORD ROAD**
-

- Cadent Gas has a **INTERMEDIATE ACCIDENT HAZARD PIPELINE** in the vicinity, (indicated in Green) N/A
- Specific AGI BPD N/A

THE BPD (BUILDING PROXIMITY DISTANCE) IS 8M

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution.

Your responsibilities and obligations

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability were prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at [REDACTED] / quoting your reference at the top of this letter.

Regards

[REDACTED]

North West Energy Operations
Network Technician
Plant Protection



Mersey Road North, Failsworth, M35 9FF

Please note emails are not daily monitored due to site visits

From: .box.Cadent.PlanningApplications <[REDACTED]>
Sent: 17 December 2024 15:25
To: .box.plantprotection.NW <[REDACTED]>
Subject: FW: [EXT] LSBUD Ref: 35741051 Your Ref: 115098/HHA/24 (JP) Planning Application Holding Objection

Date: 17/12/2024
LinesearchbeforeUdig ref: 35741051
Your ref: 115098/HHA/24 (JP)

Dear Sir/Madam,

Your planning application – Holding objection

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application which is in the vicinity of our gas asset/s. We are placing a holding objection on the proposal whilst our engineering team reviews the available information. We will be in touch once we have reviewed the proposals in more detail. In the meantime, we may contact you for more information to help us make the decision.

What you need to do

Please review our attached plans, which detail the Cadent gas asset/s in the area. If your application affects one of our high pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels and storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at

Kind Regards,

North West Plant Protection Team

T: [REDACTED]

cadentgas.com

We work together | **We take responsibility** | **We drive performance** | **We shape the future**

Keeping people warm, *while protecting the planet*

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. Cadent Gas Limited does not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

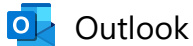
Cadent Gas Limited is a limited liability company, registered in England and Wales (registered no. 10080864) with its registered office at Pilot Way, Ansty Park, Coventry, CV7 9JU.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or [REDACTED] and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.



Fw: [EXT] LSBUD Ref: 35887954 Your Ref: EIASCO/24/007 (JP) Planning Application Holding Objection

From Planning <[REDACTED]>
Date Wed 15/01/2025 17:58
To Jennifer Atkinson <[REDACTED]>

5 attachments (11 MB)

35887954_CadentGas.pdf; [EXT] LSBUD-250108-35887954; EIASCO_24_007-EIA_SCOPING_REPORT-2637889.pdf; HSG 47.pdf; SSW22 NEW.pdf;

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 15 January 2025 16:59
To: Planning <[REDACTED]>
Subject: FW: [EXT] LSBUD Ref: 35887954 Your Ref: EIASCO/24/007 (JP) Planning Application Holding Objection

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Your planning application – **No objection**

After receiving the details of your planning application at

Riverpark Trading Estate Riverpark Road Manchester M40 2XR

Please review our attached plans, which detail the Cadent gas asset/s in the area. If your application affects one of our high-pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details, visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm

The HSE may wish to apply more stringent criteria for building proximity after assessment. Please ensure that you formally consult with them before you proceed.

In order to help prevent damage to our asset/s, please add the following **Informative Note** into the **Decision Notice**:

Noise attenuation assessment to be noted for awareness if habitable buildings in close proximity near to the AGI.

IMPORTANT!!!!

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a High-Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation.

- Cadent Gas has a **MAJOR ACCIDENT HAZARD PIPELINE** in the vicinity, (indicated in orange). Bradford road /sunnyside
-

- Cadent Gas has a **INTERMEDIATE ACCIDENT HAZARD PIPELINE** in the vicinity, (indicated in Green) N/A
- Specific AGI BPD N/A

THE BPD (BUILDING PROXIMITY DISTANCE) IS 8M

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution.

Your responsibilities and obligations

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability were prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at [REDACTED] / quoting your reference at the top of this letter.

Regards

Gareth Chadwick
North West Energy Operations
Network Technician
Plant Protection



Mersey Road North, Failsworth, M35 9FF
[REDACTED]

Please note emails are not daily monitored due to site visits

From: .box.Cadent.PlanningApplications [REDACTED]
Sent: 08 January 2025 13:47
To: .box.plantprotection.NW <[REDACTED]>
Subject: FW: [EXT] LSBUD Ref: 35887954 Your Ref: EIASCO/24/007 (JP) Planning Application Holding Objection

Date: 08/01/2025
LinesearchbeforeUdig ref: 35887954
Your ref: EIASCO/24/007 (JP)

Dear Sir/Madam,

Your planning application – Holding objection

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application which is in the vicinity of our gas asset/s. We are placing a holding objection on the proposal whilst our engineering team reviews the available information. We will be in touch once we have reviewed the proposals in more detail. In the meantime, we may contact you for more information to help us make the decision.

What you need to do

Please review our attached plans, which detail the Cadent gas asset/s in the area. If your application affects one of our high pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels and storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at [REDACTED]

Kind Regards,
North West Plant Protection Team
T: [REDACTED]

cadentgas.com

We work together | We take responsibility | We drive performance | We shape the future

Keeping people warm, *while protecting the planet*

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or

take any action in reliance on this transmission.

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. Cadent Gas Limited does not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

Cadent Gas Limited is a limited liability company, registered in England and Wales (registered no. 10080864) with its registered office at Pilot Way, Ansty Park, Coventry, CV7 9JU.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the sender, or [REDACTED] and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

Jennifer Atkinson
Manchester City Council
PO Box 532
Manchester
Lancashire
M60 2LA

Our ref: SO/2024/124654/01
Your ref: EIASCO/24/007
Date: 17 January 2025

Dear Jennifer Atkinson,

Request for scoping opinion under part 4, regulation 15 of the town and country planning (environmental impact assessment) regulations 2017 (as amended)

Riverpark Trading Estate Riverpark Road Manchester M40 2XR

Thank you for consulting the Environment Agency (EA) on the above scoping opinion on 19th December 2024.

Environment Agency Position

We have no objection in principle to the proposed development, but we would wish to make the following comments.

As part of the consultation we have reviewed the following documents:

- Environmental Impact Assessment (EIA) Scoping Report. River Park Road Trading Estate. Manchester. Prepared by: Euan Kellie Property Solutions. Date: 19th December 2024.

The EIA Scoping Report indicates the proposed development site was formerly in use as an industrial estate until recently and was previously occupied by Manchester Abbatoir, which ceased operating in 2000.

Our records document a historical landfill (Clayton Vale Power Station) located ~190m east of the site which is reported to have accepted waste types comprised of pulverised fuel ash, construction, mine and quarry waste and colliery spoil. This should be included within any future reporting.

It is reported that previous site investigations have identified elevated concentrations of Polycyclic aromatic hydrocarbons (PAHs), metals and hydrocarbons in the made ground. Groundwater is reported to have been recorded at variable depths between 0.4m and 2.1m. It is not documented if groundwater samples have been recovered for analysis to

Cont/d..

determine if the groundwater has been impacted from the previous industrial uses on site.

Records held by the EA indicate the east part of the site is underlain by bedrock comprised of the Pennine Coal Measures Formation designated a Secondary A aquifer and the west part of the site by bedrock comprised of the Chester sandstone formation designated a Secondary A aquifer. Overlaying the bedrock are drift deposits comprised of glacial till designated a Secondary Undifferentiated aquifer. This classification is assigned in cases where it has not been possible to attribute either a category A or B to a rock type.

Della Brook is mapped to flow through the west part of the site prior to discharging into the River Medlock located ~400m south of the site.

The site is not located within a Source Protection Zone. A groundwater abstraction borehole is located ~560m north west of the site at Norton Street Miles Plating. Our records report the purpose of the abstraction is for industrial, commercial and public services.

We note section 7.88 in the scoping report documents that 'Ground Condition's will be scoped out of the EIA due to the site presenting a low risk to controlled waters. However, we consider that 'Ground Conditions' should not be scoped out of the EIA given it is reported that a 'Ground Conditions Assessment' will be prepared for the site with reference to previously prepared land quality reports in section 7.79 in the Scoping Report.

Any future land quality reports will need to assess if any mitigation measures are required in respect of controlled waters and include the recovery of groundwater samples to assess if the groundwater has been impacted given elevated concentrations of metals, PAHs and hydrocarbons have been recorded in samples recovered from the made ground.

Given Della Brook is located on site any further works should determine if shallow groundwater on site is in hydraulic continuity with Della Brook and include a programme of surface water monitoring including the recovery of up and down gradient samples and an appropriate suite of analysis for the contaminants of concern.

We recommend any future land quality reports are produced with reference to the following advice and guidance.

Applicant to LPA / Applicant

Land contamination: risk management and good practice

We recommend that developers should:

- Follow the risk management framework provided in [Land Contamination: Risk Management](#), when dealing with land affected by contamination

- Refer to our [Guiding principles for land contamination](#) for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
- Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the [contaminated land](#) pages on gov.uk for more informatio

Where the remediation / redevelopment of the site will involve waste management issues we offer the following advice:

Waste on-site

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- the [position statement](#) on the Definition of Waste: Development Industry Code of Practice
- The [waste management](#) page on GOV.UK

Waste to be taken off site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016

- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12-month period, the developer will need to register with us as a hazardous waste producer. Refer to the [hazardous waste](#) pages on GOV.UK for more information.

Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

[Redacted Signature]

Planning Advisor

[Redacted Contact Information]

To Head of Planning FAO: Jennifer Atkinson

From Head of Compliance, Enforcement and Community Safety

Contact Officer: [REDACTED] Our Ref: PR202412-1591772

Date: 27 January 2025

Telephone: [REDACTED]

Consultation on Planning Application

Application No: **EIASCO/24/007**

Description: Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Location: Riverpark Trading Estate Riverpark Road Manchester M40 2XR

I write in response to your memorandum regarding the above application and to inform you that I have considered the application and recommend that the following conditions are attached to any approval.

FUMES*

a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties.

**The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air.*

DEMOLITION/CONSTRUCTION PHASE*

DEMOLITION/CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

**The applicant should refer to our noise from building sites [webpage](#) for further information/guidance and also [IAQM/EPUK Construction Guidance on controlling emissions](#). [Currently January 2024, Version 2.2]*

*** (For city centre major developments) In addition to the IAQM guidance, MCC recommends that Non-Road Mobile Machinery (NRMM) used on the site of any major development within Manchester city centre for the purpose of construction or demolition works should meet Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum.*

CONSTRUCTION HOURS

Construction/ works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

HOURS1 (Premises opening hours)

The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

Days and times to be submitted

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

HOURS2 (Deliveries to commercial premises)

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

LIGHTING

LIGHT1 (Floodlighting/external lighting scheme)

a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties.

NSE1 (Premises sound insulation)

a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the L_{Aeq} (entertainment noise) shall be controlled to 5dB below the L_{A90} (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB ($L_{eq,5min}$), respectively.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

Note (e.g. if the use is for a pub, bar, nightclub): *The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.*

NSE2 (External areas/outside seating)

Shall only allow use of external areas within the application site in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority prior to occupation, and shall not allow for the use of amplified sound or any music in these external areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties.

NSE4(b) (Residential sound insulation AND overheating)

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from all surrounding roads shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 10 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

Where applicable (vibration): Due to the proximity of the development to the(whichever train/tram line/source)..... it shall be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration"

in buildings". Groundborne noise/re-radiated noise shall also be factored into the assessment and design.

Where applicable (entertainment/music): Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating.

NSE6 (External plant/equipment/servicing)

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

REF*

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

Reason - In the interests of amenity and public health.

***The proforma/ Waste Management Strategy must include the following information:**

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.
- Other details as per 'Waste Proforma v1.0' - refer to guidance at: http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

10 units or below = low rise

11 or above = high rise

AIR QUALITY 1* (AQ Impact and/or Exposure Assessment)

a) Prior to commencement of the development, an air quality impact and exposure assessment together with mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

**The assessment must include NO₂ as well as particulate matter and have regard to Defra's [PM2.5 Targets: Interim Planning Guidance](#).*

AIR QUALITY 2* (EVC & Boilers etc)

a) Prior to commencement of the development, a scheme for **electric vehicle charging and boiler emissions**, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

**The developer should refer to [MCC's AQ Guidance Note](#) for EV charge point recommendations, and also [IAQM Planning guidance](#) for further information on boilers etc if relevant.*

AQ methodology within the scoping is satisfactory

CLAND01 (New applications, no previous contaminated land conditions)

a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester.

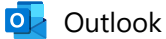
Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Should you wish to discuss this matter further please contact [REDACTED].

[REDACTED]

Head of Compliance, Enforcement and Community Safety



Outlook

Application EIASCO/24/007 - Riverpark Trading Estate - Scoping Opinion (Archaeology)

From [REDACTED]
Date Fri 10/01/2025 14:34
To Jennifer Atkinson <[REDACTED]>

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good after Jen

RE: Application EIASCO/24/007- Request for Scoping Opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) - Riverpark Trading Estate, Riverpark Road, Manchester M40 2XR

Thank you for consulting GMAAS on an EIA Scoping Opinion and the archaeological considerations associated with the proposed development for Riverpark Trading Estate.

The applicant has submitted an EIA Scoping Report, prepared by Euan Kellie in December 2024, which identifies that the proposed development falls within Schedule 2 (10b) of the EIA Regulations. The Scoping Report includes a section on archaeology (paragraphs 7.3 – 7.24) that summarises the baseline conditions, assesses the potential impact of development on archaeological remains and considers the significance of any such impact. The report concludes that the effects of the proposed development on archaeological remains will not be significant in EIA terms as any remains present on site will be of low value. As such, it is proposed that archaeology matters are not be considered further in the EIA or reported in the ES, although a detailed archaeological desk-based assessment will be prepared and submitted in support of a future planning application.

GMAAS agrees with this conclusion, and is satisfied that archaeology can be scoped out of the EIA.

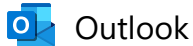
With kindest regards



University of
Salford
MANCHESTER

[REDACTED]
Heritage Management Director
Greater Manchester Archaeological Advisory Service
Centre for Applied Archaeology, Peel Building
School of Science, Engineering & Environment
University of Salford, Manchester M5 4WT, UK
T: [REDACTED]
[REDACTED]





Scoping Opinion EIASCO/24/007 Riverpark Trading Estate

From [REDACTED]
Date Thu 09/01/2025 12:05
To Jennifer Atkinson <[REDACTED]>

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Jennifer

Thank you for consulting the GMEU

I agree that biodiversity can be scoped out of the Environment Assessment. There are no ecological receptors in terms of protected sites, habitat or wildlife, that we are aware of that would require biodiversity to be scoped in

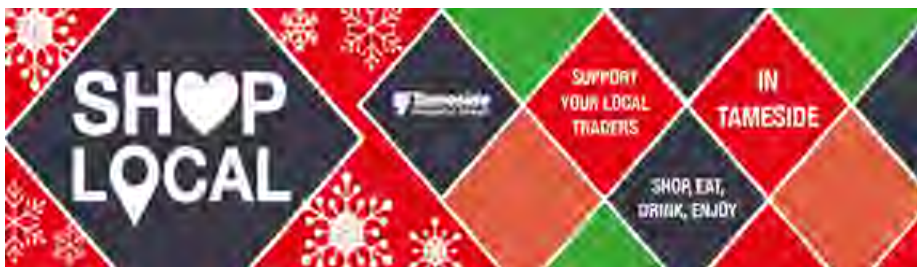
[REDACTED]
Ecologist
Planning and Transportation
Planning and Transportation
Place

[Tameside MBC](#) | [X](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#)
Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

Tel. [REDACTED]
Mobile. [REDACTED]

This email was sent at a time & date convenient to the sender; please do not feel under any pressure to respond immediately if this is outside your normal working hours.

Email Disclaimer <https://www.tameside.gov.uk/disclaimer>





Historic England

Ms Jennifer Atkinson
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Direct Dial: [REDACTED]

Our ref: PL00797798

9 January 2025

Dear Ms Atkinson

**Request for Scoping opinion | Riverpark Trading Estate Riverpark Road
Manchester M40 2XR | EIASCO/24/007**

Thank you for contacting us on 19 December 2024 to request a scoping opinion for an Environmental Impact Assessment at the above site. The proposed site is located directly north of Phillips Park Cemetery Grade II Listed Register Park and Garden. Other designated assests exist within the cemetery in the form of listed monuments and gate posts.

We do not have significant concerns over the development of this site, however depending on the scale of the development there may be an impact on the setting of the Registered Park and Garden and listed assests within it. We are therefore in agreement with the methodology set out in the submitted EIA Scoping Report (Euan Kellie, December 2024) for assessment of impacts and ongoing assessment of views.

Yours sincerely,

[REDACTED]

Inspector of Historic Buildings and Areas

[REDACTED]



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



Memorandum

To Jennifer Atkinson

From [REDACTED]

Date 6 January 2025

Subject **EIASCO/24/007**

Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

We have reviewed the above application in relation to highways and our comments are as follows:

Context:

The proposed development comprises a residential-led scheme that would create up to 774 dwellings in the form of 594 apartments and 183 houses. The proposals will include improvements to Riverpark Road.

Document Submission

The EIA Scoping Report confirms that the proposed development will be supported by a Transport Assessment, Travel Plan, Waste Management Strategy and Construction Waste Management.

It is requested that a Stage 1 RSA is provided at planning stage, for the proposed wider highway and footway works as part of the proposals.

For the avoidance of doubt the Transport Assessment should comprise of:

- o A multi-modal trip generation assessment with further detail on anticipated public transport, pedestrian and cycle distribution/routes/capacities;
- o Full audit of existing/proposed sustainable transport modes/infrastructure including active travel provision and potential controlled crossing facilities in the vicinity of the site/Riverpark Road. Connectivity to surrounding facilities/services should also be assessed;
- o Include analysis of collision data during the most recent five-year period, with identification of any underlying patterns that might be affected by the development;

- o Provide justification for the proposed level of cycle parking. It should be noted that some short-stay cycle parking provision would also be beneficial for visitors. Sheltered and secure cycle parking will be required for staff;
- o Provide justification for the proposed level of car parking (including disabled/pool car provision). Parking bays and aisle widths will need to align with MCC standards. Swept-path assessments may also be required;
- o Include proposed S278 highways engineering drawings, which should demonstrate appropriate swept-path assessment, visibility and retention of safe pedestrian movement around the site access including both primary vehicular access points and emergency access/routes. A summary of the RSA1 findings within the TA would also be useful;
- o Demonstration that waste and service vehicles can safely utilise the proposed site layout;
- o Undertake a review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development and identification of modifications;
- o Must include details of the proposed TROs across the site to reduce inconsiderate parking at pinch points (to allow the refuse vehicle to manoeuvre around the site) and TROs to reduce inconsiderate parking.
- o Include information on emergency access routes and how these would integrate with the adjacent highway network and developments;
- o Provide details on/management of taxis, site deliveries and servicing (including engineering drawings).

EIA Transport Chapter - Highways Scoping Response:

Day to Day Operation:

In relation to transport, the Scoping Report identified the following as key traffic and transport related issues will either occur during the Construction or Operational Phase:

- o Increase in traffic flows on the strategic and local highway network which could lead to delay, severance, amenity, road safety and public transport implications.
- o Construction Phase.
- o Operational Stage.

The Scoping Report details that TA and ES will consider the impact at junctions within the vicinity of the site by modelling the without development and with development scenarios and consideration will be given to mitigation as appropriate.

The Scoping Report has confirmed that the following developments will be considered as part of the Transport Assessment:

- o Jackson's Brickworks (ref. 133700/FO/2022); and
- o Mannox Development (ref: 125596/FO/2019); and
- o Former Mather & Platt Foundry (ref. 135454/JO/2022).

At the time of writing the Scoping Report the applicant noted that no application has been submitted for Central Park Bus Depot and as such it has not been included as a committed development.

The Scoping Report confirms that assessment of the traffic and transport impact of the Proposed Development will be undertaken in accordance with the 'Environmental Assessment of Traffic and Movement' a guidance document produced by the Institute of Environmental Management and Assessment (IEMA) in 2023.

In accordance with the IEMA Guidance, the EIA for Traffic and Transport will be undertaken in three stages:

- (i) Identify the study area and the sensitivity of all highway links within this area;
- (ii) Determine the percentage change in traffic flows above the baseline flows as a result of the Proposed Development for each link, considering the IEMA's recommended rules:
 - o "Rule 1: Include highway links where traffic flows will increase by more than 30% (or the number of heavy goods vehicles will increase by more than 30%)
 - o Rule 2: Include highway links of high sensitivity where traffic flows have increased by 10% or more"
- (ii) For all links which meet the above thresholds, undertake further assessments to determine the level of impact on the following assessment categories. If neither of the thresholds are reached, no further EIA assessment is necessary.

The following locations were agreed for assessment:

- o Junction 1 - Riverpark Road / Briscoe Lane (priority-controlled);
- o Junction 2 - Ten Acres Lane / Riverpark Road (priority-controlled);
- o Junction 3 - Alan Turing Way / Briscoe Lane (signal-controlled);
- o Junction 4 - Briscoe Lane / Ten Acres Lane (signal-controlled);
- o Junction 5 - Alan Turing Way / Gibbon Street (signal-controlled); and
- o Junction 6 - Alan Turing Way / Ashton New Road (signal-controlled).

The approach to assigning levels of sensitivity to receptors is detailed in Table 6.14, and was informed by the IEMA Guidance.

The Scoping Report confirms the sensitivity of the links within the study area and is summarised as follows:

- o High:
 - o Alan Turing Way (North), Alan Turing Way (South), and Ashton New Road (West) on Junction 6 are operating at or above theoretical capacity in the observed scenario;
 - o Briscoe Lane (East) on Junction 4, which has a primary school, several shops, and a large number of residential dwellings fronting onto the road
- o Medium:
 - o Gibbon Street (East) and Alan Turing Way (South) on Junction 5 are operating at or above the practical capacity in the observed scenario.
 - o The Etihad Campus is accessed from Ashton New Road (West) on Junction 6, while the National Cycling Centre is on Gibbon Street (East) on Junction 5. It is noted that on the majority of days throughout the year there will be no events occurring at these venues, and when events do occur the associated movements will take places across a limited time period.
- o Ten Acres Lane (North) on Junction 4 which is home to Ten Acres Lane Sports Complex, offering a variety of sporting activities for all ages, including children.
- o Low:
 - o all other links.

Rule 1 would apply to the Medium and Low sensitivity receptors, while Rule 2 applies to those of High sensitivity.

Regarding severance, the IEMA guidelines indicate that traffic flows would have to increase by more than 30% in order for a 'slight' change in severance to occur, 60% for a 'moderate' change to occur and 90% for a 'substantial' change to occur. The Scoping Report confirms that the severance of communities and non-motorised user delay, road vehicle driver and passenger delay, non-motorised amenity, fear and intimidation on and by road users and road user and pedestrian safety will be scoped into the EIA. Table 6.15

provides an indication of the magnitude of the impact, environmental impact and the definition of the magnitude. These will be used in association with modelling, surveys etc to understand the impact the development (operational and construction) could have and how impacts can be mitigated. This is acceptable to Highways.

The Scoping Report also identified the following as key traffic and transport related issue:

- o The HGVs associated with the construction process may result in increased dust and dirt or other environmental impacts.

A CEMP will be produced and will likely be conditioned - discussed below.

Construction

The construction of the site could result in the closure of roads and footpaths, physical works within the highway to form new site access points, layout improvements, service upgrades and the need to accommodate regular deliveries of materials and construction equipment. It is acknowledged that the precise nature of the construction related highway effects are difficult to identify in detail until a final construction programme and delivery phasing plan has been undertaken.

It is recommended that the applicant has early engagement with MCCs Event and Network Management Team and work closely to safely manage highway and pedestrian safety during the construction phase.

The EIA and following CEMP should identify any mitigation measures necessary to address any significant effects during the construction phase of the proposed development.

The Scoping Report states that in relation to construction traffic generation there is no certainty over the type of construction vehicles or equipment that will need access at any construction phase. Hazardous/large loads are not expected during the construction or operation stage and therefore have been scoped out of the EIA. If they are required these will be highly managed via the CEMP and site management, and therefore effects are not considered significant. This is acceptable to Highways.

MCC Highways would also request that a Construction Environmental Management Plan (CEMP) is conditioned with any planning approval. The CEMP should include the following:

- o The duration/phasing of construction works and associated vehicle trips;
- o Routing of construction traffic and associated swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Traffic Management measures for vehicles, pedestrians and cyclists;
- o Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality;
- o Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and
- o Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The Applicant should also note that MCC Highways also require information on proposed outline electricity/utility connection works and associated traffic management proposals prior to determination. This should be included within the submitted TA and also assessed as part of the EIA scoping process.

General Comments:

Mitigation:

The developer should identify appropriate mitigation to accommodate any increases in traffic generation and increased pedestrian and cyclist movements. Any appropriate mitigation should be identified in conjunction with TfGM UTC and MCC who will be happy to work with the developer to agree an approach.

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.

Parking Restrictions:

The site is located within the Etihad Campus Residents Parking Zone. As such, any new residential development would need to fund appropriate TROs within the site, along with a commuted sum requirement to fund future monitoring across the site.

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 also requested that TROs are in place at junctions and throughout the site to reduce inconsiderate parking.

Vehicle Parking & Access:

The new access junction will need to provide appropriate levels of visibility and swept path analysis and visibility splays should be provided within the submitted Transport Assessment to demonstrate this.

The new junctions should also have 2m footways, dropped kerbs/tactile paving and 6m junction radii. Double yellow line TROs will be necessary at new access points to maintain safe levels of visibility. Drawings should be provided to demonstrate this.

All driveways (both within the site and fronting onto Riverpark Road) will need to have appropriate levels of visibility with permeable boundary treatment if over 600mm in height. Driveway should be constructed in alignment with MCC standards (min. 3m x 6m). These should also be located at least 10m away from junctions for safety reasons.

It should be noted that all car parks should all accord with MCC's standard minimum requirement. It is recommended that standard parking bay dimensions be a minimum of 2.4m x 4.8m and disabled parking bay dimensions a minimum of 3.6m x 6.0m. This should also include a 6-metre aisle width to allow vehicles to safely manoeuvre within the car park with formal demarcation of all spaces.

Disabled parking within this area should also be provided.

The existing footway and carriageway surfacing along Riverpark Road appears to be in relatively poor condition with faded road-markings - Highways would request that the

development funds resurfacing works (along with footway reinstatement at redundant access points) with any footway widening where width falls below 2m. Due to the existing nature of Riverpark Road, traffic calming measures will also be required to enforce the 20mph speed-limit. Available width may also accommodate cycle facilities which would be welcomed by Highways.

The existing Riverpark Road junctions to the east and west appear to be quite wide/sweeping and do not benefit pedestrian movement - assume this was a requirement to support HGV access to the trading estate. Highways recommends that a further review of these junctions is taken forward to understand whether works can be undertaken to rationalise these junctions together with provision of pedestrian crossing facilities.

Confirmation should be provided on whether the applicant is seeking to adopt internal roads.

It should be ensured that the internal roads and footway meets MCCs adoptable standards of 5.5m carriageways and 2m footways. Swept paths should be provided to demonstrate that vehicles can manoeuvre safely around the site and waste vehicles can access, manoeuvre and egress.

It is requested that the car parking spaces for each use class is detailed and justification is provided.

EV Parking:

It is requested that the TA provide details of the proposed level of EV Charge to be provided for each use class and justification should be provided.

It is requested that driveway parking spaces have the provision for Electrical Vehicle charging points (minimum 7kW).

A minimum of 20% of the total number of spaces within apartment schemes (if in a communal car park arrangement) should be fitted within EV charge points (min 7KW).

It should also be ensured that ducting infrastructure is installed to allow future EVC installation. There should also be a commitment to monitoring usage within the Travel Plan and increasing the provision when necessary.

Waste and Service Management

The Transport Assessment should provide details on where bin stores are proposed for each dwelling type. These must meet MCCs GD04 guidance and must not be located on the adopted highway.

The Transport Assessment should include details on the waste forecast, waste vehicle collection points and how the site will be serviced in terms of delivery vehicles.

For the avoidance of doubt, swept path analysis should be provided of a 11.5m refuse vehicles within the development site. The swept path should demonstrate that the refuse vehicle can enter and exit in forward gear and manoeuvre around the site safely.

If the development site proposes any private waste collection then it is requested that details of this are also provided.

It is requested that servicing is undertaken outside of the network AM and PM peak periods. It is also requested that a Service Management Strategy is in place.

Swept path analysis should be provided for the largest expected service/delivery vehicle within the development boundary. The number of deliveries and location of the delivery points should also be provided.

The TA should also reference pick-up/ drop-off activity associated with the site, both in terms of taxi movements and small-scale home deliveries.

It is requested that a service management strategy is submitted as part of the planning application.

Off-Site Highways Works

A S278 agreement is required for works to the adopted highway - a deposit is required to begin the S278 application, additional costs will be payable and are to be agreed with S278 Statutory Approvals team. Following an assessment of the scope of works, all additional estimated costs are required to be paid in full prior to the expenditure of the initial deposit, or work on the technical approval process will cease and can delay the programme for the start of works on site. The minimum standard S278 technical approval timescale is between 4-6 months and, if TRO's are included, can take 12 months so please programme this into your timetable. Please note: you will not be able to start works on the highway until technical approval has been given by the S278 Engineer and the relevant highways permits granted.

Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense. The following link provides access:

https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

For the avoidance of doubt, all non-standard materials to be used on the adopted highway will be subject to applicable commuted sums, likewise for the implementation of street trees on the highway.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place. It is recommended that footways are 2.0m minimum (clear of street furniture and other obstructions) in width to accommodate double buggies and other residents/visitors with restricted mobility.

A Stage 1 Road Safety Audit (RSA 1) is requested to inform the preliminary design at the pre-planning stage - prior to planning approval being granted. This ensures that any underlying highway safety issues have been identified and mitigation is proposed accordingly. The scope and study area of the RSA1 will be agreed on a site by site basis however, as a minimum, it is expected to include the following:

- o 5 years of accident history
- o Audit of key pedestrian routes (crossing points, footway widths, condition etc.)
- o Audit of key cycling routes (ASLs, cycle lanes etc.)

- o Highway layout including, but not limited to (visibility assessments, speed limits, TROs, traffic calming etc.)

A copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

Travel Plan

A Framework Travel Plan should be submitted as part of the forthcoming planning application.

For a Travel Plan to be successful, it will be dependent on establishing a culture of sustainable travel behaviour at the outset, rather than on changing already established travel practices. The success of Travel Plan measures will depend on their effective delivery and commitment from the occupier and therefore robust arrangements for the implementation and running of the Travel Plan need to be included in the Framework Travel Plan from the outset. These include:

- o A travel plan budget and resources for the implementation and day to day management of travel plan measures;
- o Appropriate management structures;
- o Detailed time frames for the delivery;
- o Handover arrangements for the travel plan or its components when the developer's responsibility ceases; and
- o Targets and monitoring arrangements.

The full Travel Plan should include tailored measures to overcome specific barriers, or take advantage of opportunities, presented by the site.

The development, submission, implementation and monitoring of a Full Travel Plan will be conditioned with any planning consent.

Highways Reference: 16533/FO/2025

Date: 10 January 2025
Our ref: 497782
Your ref: EIASCO/24/007



[REDACTED]
BY EMAIL ONLY

Consultations
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 900

Dear Ms Jennifer Atkinson

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017): Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Location: Riverpark Trading Estate Riverpark Road Manchester M40 2XR

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 19 December 2024, received on 19 December 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

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 this 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.

Please note that Natural England must be consulted on Environmental Statements.

Please send any new consultations or further information on this consultation to
[REDACTED]

Yours sincerely

[REDACTED]
Consultations Team

Annex A – Natural England Advice on EIA Scoping

General Principles

[Schedule 4](#) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, sets out the information that should be included in an Environmental Statement (ES) to assess impacts on the natural environment. This includes:

- A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases
- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen
- A description of the aspects of the environment likely to be significantly affected by the development including biodiversity (for example fauna and flora), land, including land take, soil, water, air, climate (for example greenhouse gas emissions, impacts relevant to adaptation, cultural heritage and landscape and the interrelationship between the above factors
- A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium, and long term, permanent and temporary, positive, and negative effects. Effects should relate to the existence of the development, the use of natural resources (in particular land, soil, water and biodiversity) and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely effects on the environment
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment
- A non-technical summary of the information
- An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information

Further guidance is set out in Planning Practice Guidance on [environmental assessment](#) and [natural environment](#).

Cumulative and in-combination effects

The ES should fully consider the implications of the whole development proposal. This should include an assessment of all supporting infrastructure.

An impact assessment should identify, describe, and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment (subject to available information):

- a. existing completed projects;
- b. approved but uncompleted projects;
- c. ongoing activities;
- d. plans or projects for which an application has been made and which are under consideration by the consenting authorities; and
- e. plans and projects which are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects.

Environmental data

Natural England is required to make available information it holds where requested to do so. National datasets held by Natural England are available at <http://www.naturalengland.org.uk/publications/data/default.aspx>.

Detailed information on the natural environment is available at www.magic.gov.uk.

Natural England's SSSI Impact Risk Zones are a GIS dataset which can be used to help identify the potential for the development to impact on a SSSI. The dataset and user guidance can be accessed from the [Natural England Open Data Geoportal](#).

Natural England does not hold local information on local sites, local landscape character, priority habitats and species or protected species. Local environmental data should be obtained from the appropriate local bodies. This may include the local environmental records centre, the local wildlife trust, local geo-conservation group or other recording society.

Biodiversity and Geodiversity

General principles

The [National Planning Policy Framework](#) (paragraphs 180-181 and 185-188) sets out how to take account of biodiversity and geodiversity interests in planning decisions. Further guidance is set out in Planning Practice Guidance on the [natural environment](#).

The potential impact of the proposal upon sites and features of nature conservation interest and opportunities for nature recovery and biodiversity net gain should be included in the assessment.

Ecological Impact Assessment (EclA) is the process of identifying, quantifying, and evaluating the potential impacts of defined actions on ecosystems or their components. EclA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal. [Guidelines](#) have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM).

Local planning authorities have a [duty](#) to conserve and enhance biodiversity as part of their decision making. Conserving biodiversity can include habitat restoration or enhancement. Further information is available [here](#).

Designated nature conservation sites

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).

Regionally and Locally Important Sites

The ES should consider any impacts upon local wildlife and geological sites, including local nature reserves. Local Sites are identified by the local wildlife trust, geoconservation group or other local group and protected under the NPPF (paragraph 180 and 181). The ES should set out proposals for mitigation of any impacts and if appropriate, compensation measures and opportunities for enhancement and improving connectivity with wider ecological networks. Contact the relevant local body for further information.

Protected Species

The conservation of species protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017

is explained in Part IV and Annex A of Government Circular 06/2005 [Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System.](#)

The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law. Records of protected species should be obtained from appropriate local biological record centres, nature conservation organisations and local groups. Consideration should be given to the wider context of the site, for example in terms of habitat linkages and protected species populations in the wider area.

The area likely to be affected by the development should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and, where necessary, licensed, consultants.

Natural England has adopted [standing advice](#) for protected species, which includes guidance on survey and mitigation measures. A separate protected species licence from Natural England or Defra may also be required.

District Level Licensing for Great Crested Newts

District level licensing (DLL) is a type of strategic mitigation licence for great crested newts (GCN) granted in certain areas at a local authority or wider scale. A [DLL scheme for GCN](#) may be in place at the location of the development site. If a DLL scheme is in place, developers can make a financial contribution to strategic, off-site habitat compensation instead of applying for a separate licence or carrying out individual detailed surveys. By demonstrating that DLL will be used, impacts on GCN can be scoped out of detailed assessment in the Environmental Statement.

Priority Habitats and Species

Priority Habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Lists of priority habitats and species can be found [here](#). Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. Sites can be checked against the (draft) national Open Mosaic Habitat (OMH) inventory published by Natural England and freely available to [download](#). Further information is also available [here](#).

An appropriate level habitat survey should be carried out on the site, to identify any important habitats present. In addition, ornithological, botanical, and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present.

The Environmental Statement should include details of:

- Any historical data for the site affected by the proposal (e.g. from previous surveys)
- Additional surveys carried out as part of this proposal
- The habitats and species present
- The status of these habitats and species (e.g. whether priority species or habitat)
- The direct and indirect effects of the development upon those habitats and species
- Full details of any mitigation or compensation measures
- Opportunities for biodiversity net gain or other environmental enhancement

Ancient Woodland, ancient and veteran trees

The ES should assess the impacts of the proposal on any ancient woodland, ancient and veteran trees, and the scope to avoid and mitigate for adverse impacts. It should also consider opportunities for enhancement.

Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. The [wood pasture and parkland inventory](#) sets out information on wood pasture and parkland.

The [ancient tree inventory](#) provides information on the location of ancient and veteran trees.

Natural England and the Forestry Commission have prepared [standing advice](#) on ancient woodland, ancient and veteran trees.

Biodiversity net gain

Paragraph 180 of the NPPF states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Biodiversity Net Gain is additional to statutory requirements relating to designated nature conservation sites and protected species.

Proposals for mandatory biodiversity net gain should be in line with the Environment Act 2021 and supporting regulations. Further information on biodiversity net gain, including [draft Planning Practice Guidance](#), can be found [here](#)

The statutory [biodiversity metric](#), together with ecological advice, should be used to calculate the change in biodiversity resulting from proposed development and demonstrate how proposals can achieve a net gain.

The metric should be used to:

- assess or audit the biodiversity unit value of land within the application area
- calculate the losses and gains in biodiversity unit value resulting from proposed development
- demonstrate that the required percentage biodiversity net gain will be achieved

Biodiversity Net Gain outcomes can be achieved on site, off-site or through a combination of both. On-site provision should be considered first. Delivery should create or enhance habitats of equal or higher value. When delivering net gain, opportunities should be sought to link delivery to relevant plans or strategies e.g. Green Infrastructure Strategies or Local Nature Recovery Strategies.

Opportunities for wider environmental gains should also be considered.

Landscape

Landscape and visual impacts

The environmental assessment should refer to the relevant [National Character Areas](#). Character area profiles set out descriptions of each landscape area and statements of environmental opportunity.

The ES should include a full assessment of the potential impacts of the development on local landscape character using [landscape assessment methodologies](#). We encourage the use of Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013. LCA provides a sound

basis for guiding, informing, and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character.

A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in *Guidelines for Landscape and Visual Impact Assessment 2013* ((3rd edition) produced by the Landscape Institute and the Institute of Environmental Assessment and Management. For National Parks and AONBs, we advise that the assessment also includes effects on the 'special qualities' of the designated landscape, as set out in the statutory management plan for the area. These identify the particular landscape and related characteristics which underpin the natural beauty of the area and its designation status.

The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage.

To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials. Account should be taken of local design policies, design codes and guides as well as guidance in the [National Design Guide](#) and [National Model Design Code](#). The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure. It should also set out detail of layout alternatives, where appropriate, with a justification of the selected option in terms of landscape impact and benefit.

Heritage Landscapes

The ES should include an assessment of the impacts on any land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific, or historic interest. An up-to-date list is available at www.hmrc.gov.uk/heritage/lbsearch.htm.

Connecting People with nature

The ES should consider potential impacts on access land, common land, public rights of way and, where appropriate, the England Coast Path and coastal access routes and coastal margin in the vicinity of the development, in line with NPPF paragraph 104. It should assess the scope to mitigate for any adverse impacts. Rights of Way Improvement Plans (ROWIP) can be used to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

Measures to help people to better access the countryside for quiet enjoyment and opportunities to connect with nature should be considered. Such measures could include reinstating existing footpaths or the creation of new footpaths, cycleways, and bridleways. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Access to nature within the development site should also be considered, including the role that natural links have in connecting habitats and providing potential pathways for movements of species.

Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate.

Soils and Agricultural Land Quality

Soils are a valuable, finite natural resource and should also be considered for the ecosystem services they provide, including for food production, water storage and flood mitigation, as a carbon store, reservoir of biodiversity and buffer against pollution. It is therefore important that the soil

resources are protected and sustainably managed. Impacts from the development on soils and best and most versatile (BMV) agricultural land should be considered in line with paragraphs 180 and 181 of the NPPF. Further guidance is set out in the Natural England [Guide to assessing development proposals on agricultural land](#).

As set out in paragraph 217 of the NPPF, new sites or extensions to sites for peat extraction should not be granted planning permission.

The following issues should be considered and, where appropriate, included as part of the Environmental Statement (ES):

- The degree to which soils would be disturbed or damaged as part of the development
- The extent to which agricultural land would be disturbed or lost as part of this development, including whether any best and most versatile (BMV) agricultural land would be impacted.

This may require a detailed Agricultural Land Classification (ALC) survey if one is not already available. For information on the availability of existing ALC information see www.magic.gov.uk.

- Where an ALC and soil survey of the land is required, this should normally be at a detailed level, e.g. one auger boring per hectare, (or more detailed for a small site) supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, i.e. 1.2 metres. The survey data can inform suitable soil handling methods and appropriate reuse of the soil resource where required (e.g. agricultural reinstatement, habitat creation, landscaping, allotments and public open space).
- The ES should set out details of how any adverse impacts on BMV agricultural land can be minimised through site design/masterplan.
- The ES should set out details of how any adverse impacts on soils can be avoided or minimised and demonstrate how soils will be sustainably used and managed, including consideration in site design and master planning, and areas for green infrastructure or biodiversity net gain. The aim will be to minimise soil handling and maximise the sustainable use and management of the available soil to achieve successful after-uses and minimise off-site impacts.

Further information is available in the [Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites](#) and

The British Society of Soil Science Guidance Note [Benefitting from Soil Management in Development and Construction](#).

Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue. For example, approximately 85% of protected nature conservation sites are currently in exceedance of nitrogen levels where harm is expected (critical load) and approximately 87% of sites exceed the level of ammonia where harm is expected for lower plants (critical level of 1µg) ^[1]. A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The Government's Clean Air Strategy also has a number of targets to reduce emissions including to reduce damaging deposition of reactive forms of nitrogen by 17% over England's protected priority sensitive habitats by 2030, to reduce emissions of ammonia against the 2005 baseline by 16% by 2030 and to reduce emissions of NO_x and SO₂ against a 2005 baseline of 73% and 88%

^[1] [Report: Trends Report 2020: Trends in critical load and critical level exceedances in the UK - Defra, UK](#)

respectively by 2030. Shared Nitrogen Action Plans (SNAPs) have also been identified as a tool to reduce environmental damage from air pollution.

The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly, or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The ES should take account of the risks of air pollution and how these can be managed or reduced. This should include taking account of any strategic solutions or SNAPs, which may be being developed or implemented to mitigate the impacts on air quality. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (www.apis.ac.uk).

Information on air pollution modelling, screening and assessment can be found on the following websites:

- SCAIL Combustion and SCAIL Agriculture - <http://www.scail.ceh.ac.uk/>
- Ammonia assessment for agricultural development <https://www.gov.uk/guidance/intensive-farming-risk-assessment-for-your-environmental-permit>
- Environment Agency Screening Tool for industrial emissions <https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit>
- Defra Local Air Quality Management Area Tool (Industrial Emission Screening Tool) – England <http://www.airqualityengland.co.uk/laqm>

Water Quality

The planning system plays a key role in determining the location of developments which may give rise to water pollution, and hence planning decisions can have a significant impact on water quality, and land. The assessment should take account of the risks of water pollution and how these can be managed or reduced. A number of water dependent protected nature conservation sites have been identified as failing condition due to elevated nutrient levels and nutrient neutrality is consequently required to enable development to proceed without causing further damage to these sites. If your planning application is affected by Nutrient Neutrality, the ES needs to take account of any strategic solutions for nutrient neutrality or Diffuse Water Pollution Plans, which may be being developed or implemented to mitigate and address the impacts of elevated nutrient levels. These solutions or plans should be relevant to the specific planning consultation site.

Further information can be obtained from the Local Planning Authority.

Climate Change

The ES should identify how the development affects the ability of the natural environment (including habitats, species, and natural processes) to adapt to climate change, including its ability to provide adaptation for people. This should include impacts on the vulnerability or resilience of a natural feature (i.e. what's already there and affected) as well as impacts on how the environment can accommodate change for both nature and people, for example whether the development affects species ability to move and adapt. Nature-based solutions, such as providing green infrastructure on-site and in the surrounding area (e.g. to adapt to flooding, drought and heatwave events), habitat creation and peatland restoration, should be considered. The ES should set out the measures that will be adopted to address impacts.

Further information is available from the [Committee on Climate Change's](#) (CCC) [Independent Assessment of UK Climate Risk](#), the [National Adaptation Programme](#) (NAP), the [Climate Change Impacts Report Cards](#) (biodiversity, infrastructure, water etc.) and the [UKCP18 climate projections](#).

The Natural England and RSPB [Climate Change Adaptation Manual](#) (2020) provides extensive information on climate change impacts and adaptation for the natural environment and adaptation focussed nature-based solutions for people. It includes the Landscape Scale Climate Change Assessment Method that can help assess impacts and vulnerabilities on natural environment

features and identify adaptation actions. Natural England's [Nature Networks Evidence Handbook](#) (2020) also provides extensive information on planning and delivering nature networks for people and biodiversity.

The ES should also identify how the development impacts the natural environment's ability to store and sequester greenhouse gases, in relation to climate change mitigation and the natural environment's contribution to achieving net zero by 2050. Natural England's [Carbon Storage and Sequestration by Habitat report](#) (2021) and the British Ecological Society's [nature-based solutions report](#) (2021) provide further information.

Contribution to local environmental initiatives and priorities

The ES should consider the contribution the development could make to relevant local environmental initiatives and priorities to enhance the environmental quality of the development and deliver wider environmental gains. This should include considering proposals set out in relevant local strategies or supplementary planning documents including landscape strategies, green infrastructure strategies, tree and woodland strategies, biodiversity strategies or biodiversity opportunity areas.



Fw: EIA Regulation Request for Scoping Opinion - Riverpark Trading Estate

From [REDACTED]**Date** Mon 23/12/2024 11:58**To** Jennifer Atkinson <[REDACTED]>**Cc** [REDACTED]

1 attachment (98 KB)

ufm9_Request_for_EIA_Scoping_Opinion.pdf;

Hi Jen

"No comments from Work and Skills in relation to Local Labour, assuming we will be consulted on Local Labour conditional requirements as and when progressing to full planning applications(s)."

Kind Regards

[REDACTED]

Work & Skills Officer

Work & Skills Team | Growth and Development | Manchester City Council

[REDACTED] [REDACTED]

[Sign up for the Work and Skills Bulletin](#) Follow the Work & Skills team on Twitter [@mccworkskills](#) manchester.gov.uk/work

Do you work with Manchester residents who may require support through the cost of living crisis?

Please visit our web pages for more information about the help and advice available in the city - [Help with the cost of living crisis](#) | [Manchester City Council](#)

Please don't print this email unless absolutely necessary - save paper!

From: Work Skills Admin <[REDACTED]>**Sent:** 23 December 2024 11:40**To:** [REDACTED]
<[REDACTED]>**Subject:** Fw: EIA Regulation Request for Scoping Opinion - Riverpark Trading Estate

Kind Regards

Work and Skills Team

Growth and Development Directorate

Manchester City Council
Town Hall Extension, Albert Square,
Manchester, PO Box 532,
M60 2LA

Sign up for The Work and Skills Bulletin here <https://public.govdelivery.com/accounts/UKMANCHESTER/signup/19569>

For the latest support and information about the coronavirus visit
<https://secure.manchester.gov.uk/info/500361/coronavirus>

Direct Number - [REDACTED]
Follow us on Twitter- @MCCWorkSkills
Email: [REDACTED]
Web: <http://www.manchester.gov.uk>

From: [REDACTED] <[REDACTED]>
Sent: 19 December 2024 15:53
To: Work Skills Admin <[REDACTED]>
Subject: EIA Regulation Request for Scoping Opinion - Riverpark Trading Estate

Please see attached request for scoping opinion under reference EIASCO/24/007.

Regards,
Information, Delivery & Support Team,
Planning, Building Control & Licensing,
Manchester City Council, P O Box 532, Manchester M60 2LA

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the sender, or [REDACTED] and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at:

[https://eur03.safelinks.protection.outlook.com/?](https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7C9cf0938407f141cf97be08dd20453938%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638702203889078744%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=vcoJ0zxdTawC%2BA%2FWv%2FCYcvuJXi%2BgXrLCIPazzy0qGbg%3D&reserved=0)

[url=http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7C9cf0938407f141cf97be08dd20453938%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638702203889078744%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=vcoJ0zxdTawC%2BA%2FWv%2FCYcvuJXi%2BgXrLCIPazzy0qGbg%3D&reserved=0](http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7C9cf0938407f141cf97be08dd20453938%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638702203889078744%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=vcoJ0zxdTawC%2BA%2FWv%2FCYcvuJXi%2BgXrLCIPazzy0qGbg%3D&reserved=0)

[url=http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7C9cf0938407f141cf97be08dd20453938%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638702203889078744%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=vcoJ0zxdTawC%2BA%2FWv%2FCYcvuJXi%2BgXrLCIPazzy0qGbg%3D&reserved=0](http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7C9cf0938407f141cf97be08dd20453938%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638702203889078744%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=vcoJ0zxdTawC%2BA%2FWv%2FCYcvuJXi%2BgXrLCIPazzy0qGbg%3D&reserved=0)

Your personal data is very important to us. Please refer to our privacy notice at:

[https://eur03.safelinks.protection.outlook.com/?](https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7C9cf0938407f141cf97be08dd20453938%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638702203889113922%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=UIQj586TUapFVbUMZlwwUj3hogPqtwpO76vmN55fq%2Fk%3D&reserved=0)

[url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7C9cf0938407f141cf97be08dd20453938%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638702203889113922%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=UIQj586TUapFVbUMZlwwUj3hogPqtwpO76vmN55fq%2Fk%3D&reserved=0](http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7C9cf0938407f141cf97be08dd20453938%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638702203889113922%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=UIQj586TUapFVbUMZlwwUj3hogPqtwpO76vmN55fq%2Fk%3D&reserved=0)

[url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7C9cf0938407f141cf97be08dd20453938%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638702203889127960%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilSlkFOlJoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=DFa7IVDG82xnNHScJ%2ETjnBpgTkGG1sgwfbMHje2oHi0%3D&reserved=0](http://www.manchester.gov.uk/privacy&data=057C027CWork.Skills.Admin%40manchester.gov.uk%7C9cf0938407f141cf97be08dd20453938%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638702203889127960%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilSlkFOlJoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=DFa7IVDG82xnNHScJ%2ETjnBpgTkGG1sgwfbMHje2oHi0%3D&reserved=0) for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or [REDACTED] and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or [REDACTED] and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

Application details:	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the "EIA" Regulations) Reference: EIASCO/24/007
-----------------------------	---

LLFA Comments 11/02/2025

The following Information has been considered:

Planning Portal uploads:	19/12/2024
Further submission emails:	N/A
Pre-Application Advice:	RIV-M40-A-PRE_reissue11Feb25 (a copy is attached to this response).

Any LLFA Comments to LPA
<p>The proposed EIA scope is accepted on the basis of the project commitments as-defined in the following sections:</p> <ul style="list-style-type: none"> 7.56 – 7.78 (provision of a standalone Flood Risk Assessment and Drainage Strategy to support the Planning application.) <p>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.</p> <p>Please find attached Pre-App advice. This includes investigation of culvert risk. The culvert investigation is accepted as disproving the culvert, the applicant is requested to submit it for formality at planning. Comments were also given on FRA & drainage strategy requirements to aid the planning submission.</p>

Case Ref:	RIV/M40/A/PRE
Site Name:	Riverpark Trading Estate (M40 2XP)
LLFA Advice Suitability Stage:	☐ RIBA 0 – 2 (Strategic appraisals, feasibility, and concept design). ☒ RIBA 3 – 7 (to prepare a Planning application and to discharge Planning Conditions for pre-commencement through to handover & occupation).

LLFA Comments 11/02/2025

Site checked in Asset Register	Yes – culvert investigation plus LLFA asset register is accepted to disprove culvert onsite. Please include investigation in submission. An informative will be attached to any prospective planning application covering residual risk of an uncharted culvert – if a culvert is located onsite during intrusive SI or construction, MCC LLFA should be contacted immediately.
Data Screen Recommended	No (based on above)
FRA Required	Yes (trigger): 1 (Site >1 Ha) - light version acceptable, applicant advised already completed.

Standard Condition Clauses (Pre-commencement and Pre-occupation)	Notes made during meeting to appraise proposals against the Clauses
Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.	Accepted not feasible on basis applicant advises SI done to close out infiltration – please include in submission.
Where surface water is connected to the main river, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice.	Accepted not feasible.

Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.	Accepted as not feasible based on the fact applicant has done investigation and not found culvert.
Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.	Accepted on basis of email: From: seweradoptions@uuplc.co.uk Sent: 10 April 2024 15:32
Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.	Applicant is considering maximising these (bioretention/water harvesting currently under consideration).
Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.	Accepted on basis of UU agreement above.
Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.	N/A
A finalised drainage layout showing all components, outfalls, levels and connectivity.	Applicant will aim to issue drafts for pre-app review. Discussed need for drainage layout to align with calculation package.
An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.	
Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.	Please include all manhole, storage & flow control printouts. Climate change not required on the 30 year calcs for MCC.

Where a XXX diversion is proposed, agreement in principle from XXX is required. An email of acceptance will suffice.	Applicant may receive this clause as a Condition, subject to stage of agreement with UU on onsite assets.
Where a XXX build-over is proposed, agreement in principle from XXX is required. An email of acceptance will suffice.	N/A
A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.	N/A
An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.	Applicant will do a simple index approach to account for ultimate discharge to main river (via UU asset).
A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).	If there is any flooded volume in 100+CC (if it exists in the model) please show how it is managed on layout.
Construction details of flow control and SuDS elements.	Applicant will decide whether they are ready to submit now or reserve for a CDN discharge.
A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).	Easements less than this will need accompanying statement of support from structural engineer, evidencing compatibility with foundations.
Finished floor levels and proposed ground levels plan.	N/A (Flood Zone 1)
Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.	N/A

Important Information

- **Our review and advice are proportional to the development stage of the proposal. Details of LLFA Advice Suitability Stage are in the top table of page 1.**

- **Where LLFA Advice Suitability Stage is RIBA 3 – 7, formal Planning submissions must contain information at approvable standard for all above clauses to avoid or discharge a Condition.**
- **Some matters cannot be Conditioned because they affect proposal viability. The LLFA may recommend an Objection if applications do not contain viability information to support the Planning Application. This includes but is not limited to inconsideration of drainage assets near development, inconsideration of flood risk assessment, inconsideration of securing at least one viable option to drain the site.**
- **This review has been made based on information presented in:**
- MS Teams meeting 18/11/2024.
Submission emails of culvert investigation:
- From: [REDACTED]
Sent: 18 November 2024 17:43
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Cc: [REDACTED]
Subject: Riverpark Road - Manchester Abattoir Existing Drainage
- From: [REDACTED]
Sent: 26 November 2024 09:35
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>; [REDACTED]>
Subject: RE: Riverpark Road - Manchester Abattoir Existing Drainage