MANCHESTER CITY COUNCIL

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16th October 2024

FAO Kelly McCann
Deloitte LLP
The Hanover Building,
Corporation Street,
Manchester,
M4 4AH

Dear Sir / Madam

Environmental Impact Assessment Regulations, the Town and Country Planning (EIA) (England) Regulations 2017 (as amended) (the "EIA Regulations").

Scoping Request Under Part 4 Regulation 15(1)

The Site comprises 2 elements as follows:

Construction Site - Land bounded by Medlock Street (West); Plot 9A of the FSDF area (currently being redeveloped into an office block of up to 9 storeys (pursuant to Planning Permission 132600/FO/2021) (north); Plot 10A (currently being redeveloped into an office block of up to 13 storeys (pursuant to Planning Permission 136043/FO/2023))(east) and Hulme Street and land at Plot 11 of the FSDF area (currently being redeveloped to deliver three co-living buildings of up to 45 storeys (pursuant to Planning Permission 125573/FO/2019 (as amended)).(south east).

Construction Compound : Land bounded by the River Medlock (north), Cambridge Street (east), Macintosh Mills (South) and River street / Annie Horniman Street (West) to the west will only be uses as a site compound for the construction phase of works.

Scoping Opinion of Manchester City Council Pursuant to Regulation 15

Further to your request in respect of the above dated 1st July 2024 and your e-mail dated 16th September 2024 to update the Screening request due to amendments to the proposals.

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 "Plot 9B, First Street, Manchester Environment Impact Assessment (EIA) Screening and Scoping Report July 2024, your e-mail's and attachments dated 16th September 2024 and 15th October 2024 " submitted by yourselves on behalf of the Applicants Vita Meadow Ltd (and 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 the applicant intends to submit with the planning application 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 organizations and bodies that responded to consultation on the Scope of the proposed ES.

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 regrading 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 July 2024 sets out the proposed chapters that the ES will cover, and the disciplines which you believe should be scoped out of the EIA.

These are as follows:

Scoped In

Air Quality;

Climate Change;

Construction Management;

Daylight Sunlight and Overshadowing

Human Health;

Noise and Vibration;

Socio Economic;

Townscape and Visual; and

Wind Microclimate.

Scoped out

- *Agricultural circumstances;*
- *Archaeology*
- *Ecology and nature conservation;*
- *Ground Conditions;*
- *Transport and Access;*
- *Tv Reception*
- *Water Resources (Flood Risk and Drainage);*
- *Built Heritage*
- *Solar Glare*

You have not covered Accidents and Disasters, Lighting and Waste.

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 appropriate 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.

- Historic England;
- Natural England;

- Environment Agency;
- Greater Manchester Ecology Unit (GMEU);
- Greater Manchester Archeology Advisory Service (GMAAS);
- Transport for Greater Manchester (TfGM);
- City Council Highway Services;
- City Council Environmental Health;
- City Council Flood Risk Management;
- Manchester Airport Group Safeguarding.

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 planning application process as the development proposal evolves. It is thereby recommended all consultee responses are reviewed by 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 the applicant and should be given due consideration in the planning application and EIA process.

CONTEXT

The Construction Site is approximately 0.25 hectares and is currently a cleared brownfield land. The construction Compound site is approximately 0.46 hectares and is also currently a cleared brownfield land

The site comprises land bounded by Medlock Street (West); Plot 9A of the First Street Development Framework (FSDF) area (currently being redeveloped into an office block of up to 9 storeys (pursuant to Planning Permission 132600/FO/2021) (north); Plot 10A (currently being redeveloped into an office block of up to 13 storeys (pursuant to Planning Permission 136043/FO/2023))(east) and Hulme Street and land at Plot 11 of the FSDF area (currently being redeveloped to deliver three co-living buildings of upto 45 storeys (pursuant to Planning Permission 125573/FO/2019 (as amended))(south east) (Construction Site); and

Land bounded by the River Irwell (north), Cambridge Street (east), Macintosh Mills (South) and River street / Annie Horniman Street (West) to the west will only be uses as a site compound for the construction phase of works.(Construction Compound).

The Site is identified for redevelopment within the endorsed First Street Strategic Regeneration Framework (2020) and lies within the part of the SRF defined as First Street Central (FSC).

Immediately north to the site is Plot 9A, part of FSC of the First Street Masterplan, which is currently being developed under planning permission ref. 132600/FO/2021, as above. In June 2022, it was announced that the Government Property Agency (GPA) will occupy the Plot 9a building once complete.

Further north is First Street North (FSN), which is now complete. Centered around Tony Wilson Place, FSN is a cultural hub for the city including HOME (a contemporary art, film and theatre complex) alongside a wider mix of uses including PBSA, a multi-storey car park ('MSCP') and a range of carefully curated food and drink operators, as well as new public spaces.

To the east of the Site is Plot 10 in the FSC area, split into separate plots, Plot 10a and 10b. Plot 10a (on which the Construction Compound will be located) received planning permission (Ref. 136043/FO/2023) in 2023 for an office development (which is also being brought forward by Ask). Plot 10b subsequently received planning permission (Ref. 136170/FO/2023) for a 14 storey PBSA development comprising 576 bedspaces as well as a new 'food-hall' on the ground floor, helping to activate this part of the City Centre. Construction on Plot 10b started in September 2023, and the development is due to accommodate its first student intake in the 2026/27 academic year. Further beyond to the east, there is a cluster of converted mills (Macintosh Mill, Chorlton Mill and Cambridge Mill), and a diverse mix of uses, including PBSA, retail, residential, and food and beverage units.

Immediately to the south of the Site is Plot 11 which is part of First Street South (FSS). Plot 11 has is currently being redeveloped to provide 3 co-living blocks (Blocks A, B and D), pursuant to Planning Permission Ref. 125573/FO/2019 (as amended)). An application for a PBSA tower on Block C is currently awaiting determination (Ref. 138831/FO/2023).

To the west of the site is Medlock Street, beyond which is the former Premier Inn site as part of the Creative Ribbon area of the FSDF. In 2023 the former Premier Inn site received planning permission to be redeveloped into a mixed development comprising a 13 storey office building and a PBSA building of upto 38 storeys, which will provide 1,014 bedspaces (pursuant to Planning Permission Ref. 135419/FO/2022)

The Site is not located within a Conservation Area but is within the setting of a number of listed buildings including Mackintosh Mill and Cambridge Mill which are Grade II listed former Mills as detailed above.

The site lies within a highly accessible City Centre close to Oxford Road and Deansgate Station's and the Deansgate/ Castlefield Metrolink stop. There are high-frequency bus routes on Cambridge Street, Medlock Street, Oxford Road and Whitworth Street West.

SENSITIVE RECEPTORS

The site is located within the Greater Manchester Combined Authority Air Quality Management Area (AQMA). 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 not located in an Area of Outstanding Natural Beauty (AONB) or any other area designated for its landscape value. The closest

watercourse to the site is the River Medlock located to the north east of the site but outside of the site boundary.

The Construction Site, is located in Flood Zone 1 and is of a low risk of flooding (indicating a less than 1 in 1,000 annual probability of flooding). The site compound area falls within flood zone 2 and partially within flood zone 3 (indicating a medium and high level of flooding respectively). The site is situated within the Manchester, Salford and Trafford Critical Drainage Area (CDA).

There are no designated heritage assets (Scheduled Monuments, Grade I, II* and II Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields) within the site boundary. The nearest conservation area is Castlefield Conservation Area, the boundary of which is c.400m from the Site. Similarly, there are no Listed Buildings on site with the closest asset being c. 90 meters to the east of the site. In terms of the wider r area, there are 32 listed buildings and 2 conservation areas within a 500m radius of the Proposed Development.

There are no records of protected species within the Site and it is not subject to any environmental designations.

PROPOSED DEVELOPMENT

The Proposed Development would comprise purpose-built student accommodation (PBSA) development (Sui Generis) and associated amenity facilities, and public realm. The building would range in height from 11 to 33 storeys (+71.340 to +130785 AOD) and would deliver 861 bedspaces. There would be no parking spaces and c800 sqm of external amenity space. There would be 146 secure cycle parking.

ASSESSMENT OF THE SCOPING REPORT

I have now had a chance to consider your scoping request alongside the consultation responses received and I outline my response below.

Overall, I can confirm that the content of the submitted ‘Formal Scoping Opinion Request’ is considered to be appropriate and will form a generally appropriate structure for the Environmental Statement. This is also reflected in the nature of the consultation responses issued with this letter. You should note the specific points I have made below within the specific discipline areas which reflect the comments of the consultees and particularly regard must be given to these and those of the City Council, as Local Planning Authority.

These matters should also be included and addressed within the relevant chapters of ES.

Comments on Baseline

Noting Appendix 3 of the Scoping Report we do not agree that the Baseline should include Vision 111003/FO/2016/C1 as this is not under construction or the 2 sites identified within section 6.143 of the Scoping Report which are not sufficiently progressed to form part of the baseline.

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.

The proposed scope of consideration of alternatives detailed within the scoping report are considered to be acceptable. The ES should include an indication of the main reasons for the option chosen, including a comparison of the environmental effects.

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 in a manner which is comprehensible to the specialist and non-specialist alike. The ES should be concise with supporting technical information placed in appendices.

Mitigation

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 identified in this manner within each of 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 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.

Cross references and summarising of the findings

All specialist chapters should be cross-referenced to other relevant disciplines (for example air quality impacts on ecology, 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 just 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.

Agricultural Circumstances

The scoping report states the site is on brownfield land in an urban environment. There will be no likely significant effects on agriculture and therefore this topic area can be scoped out of the ES.

Archaeology

The scoping report states the site is on brownfield land in an urban environment. An Archaeological Desk Based Assessment and Written Scheme of Investigation was prepared by Pre-Construct Archaeology for an area including the Site(application Ref. 125833/FO/2019) which showed that the Site might contain archaeological features, which would not be of more than regional or local interest. Investigation works were subsequently undertaken in line with an approved WSI (Ref. CDN/20/0404), including trenches within the Site boundary. There will be no likely significant effects on archaeology and this discipline can therefore be scoped out of the ES.

Aviation

The comments within your Scoping Report are noted as is the proposed mitigation and on this basis, it is considered that Aviation can be scoped out of the ES provided that the planning application is supported by information which considers the relevant aerodrome safeguarding criteria, consultation procedures, and addressed any potential impacts on aircraft safety. Such consideration will principally relate to the height of buildings at this location and whether there is any potential interference to RADAR operations.

It is considered that the aviation discipline will not give rise to likely significant effects on the environment this discipline can therefore be scoped out of the ES.

Ecology and nature conservation

The comments within your scoping report are noted. The site currently comprises a cleared brownfield site as described above. The wider surrounding land use is primarily urban development comprising roads, offices and residential buildings.

There are three non-statutory Sites of Biological Importance (SBI) identified within 2km of the Site which are all situated upstream and 1.4km or more from the Site. Impacts of the development on these sites are, therefore, considered unlikely due to there being no direct links between them and the Site.

There is the potential to enhance ecology and biodiversity on the site as part of its redevelopment.

On the basis that a standalone Phase 1 Habitat Survey (alongside a Biodiversity Net Gain Assessment) will be submitted as part of the planning application it is considered that the potential significant impacts on ecology and nature conservation can be scoped out of the ES.

Electronic Interference / TV and Telecommunications

The comments within your scoping report are noted. It is accepted that on the basis that a report in relation to impacts on Television, FM Radio and DAB radio reception, which sets out mitigation for any interference, will be submitted in support of the application, that this topic matter can be scoped out of the ES.

Ground conditions

The comments within your scoping report are noted. It is accepted that subject to a Preliminary Risk Assessment and Phase 2 Ground Investigations being submitted as part of the supporting documents for the planning application that Ground Conditions can be scoped out of the ES.

Transport and Access

The comments within your scoping report and are noted. I consider that Transport and Access does not need to be included as part of the EIA and can be scoped out of the ES. However, the application will need to be supported by a full transport assessment at planning submission stage with a particular emphasis on the following:

- An audit of the accessibility of the site by all modes of travel.
- A review of highway safety within the vicinity of the site.
- Consideration of the multi-modal traffic generation associated with the development proposals.
- Consideration of the impact of the development, by all modes, on the highway network.

- A review of the development access, parking and servicing provision including the need for on-street parking (such as car club bay and disabled bay provision)
- A Servicing Management Plan.
- A Strategy for Management of Student Move in and Move out and on Management of Deliveries.
- A Strategy for Management of potential impacts of private taxi & food / parcel deliveries.
- Travel Plan

The following should also be noted:

Car Parking:

The development will not provide any standard car parking spaces. Given the nature and location of this development, this is deemed acceptable to Highways.

The document does not make any reference to disabled car parking provision this will need to be considered as part of the scheme design and Transport Assessment.

It is accepted that any users/visitors accessing the site by car would utilise local pay-and-display provision or various external car parks spread across the wider network given the existing waiting restrictions covering the highways in the vicinity of the site.

Cycle Parking

Secure and sheltered cycle parking should be made available for the PBSA use of the site.

Highways requests a minimum of 25% cycle parking at PBSA developments.

Visitor cycle parking should also be in place within the red-line boundary of the site or areas of public realm. This would also be useful for personal deliveries (Uber).

Access

Clear details of pedestrian access arrangement should be included in the Transport Assessment.

Further scoping is required for the proposed pedestrian access arrangement.

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 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.

TRO Review

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.

Waste and Service Management

Further information is request on servicing arrangement for the proposed development.

Vehicle tracking of a standard 11.5m refuse vehicle should be demonstrated via swept path analysis.

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

It is requested that servicing is undertaken outside of the network AM and PM peak periods.

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.

Water Resources (including Drainage and Flood Risk)

The comments within your scoping report are noted and are generally acceptable however the following should be noted:

The proposed development site is situated within Flood Zone 1. The Site is at low risk of flooding from the River Medlock. The Flood Map for Rivers and Sea can be viewed at: http://maps.environment-agency.gov.uk/.

It is noted that the redline boundary for the site compound area falls within flood zone 2 and partially within flood zone 3 however this would be a temporary use only.

The proposed development is generally within an area at very low risk of surface water flooding. The proposed development is at a low risk of groundwater flooding occurring at the surface.

The area is situated within the Conurbation Core Critical Drainage Area and in accordance with the Manchester City Council SFRA at least a 50% reduction in surface water runoff should be provided through SUDS as part of any development which is situated on a brownfield site.

Surface water management for the site needs to follow the drainage hierarchy:

- Infiltration into ground

- Connection to the watercourse
- Connection to discharge water sewer and as a last resort;
- Connection to the combined sewer.

Surface water should be managed to ensure there is no increased surface water from the proposed development and runoff from extreme events should be retained within the site such that the adjacent third party land is not affected.

The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for 'major' planning applications which was introduced on 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS). As per the guidance issued by the Department of Communities and Local Government (DCLG), all 'major' planning applications being determined from 6 April 2015, must consider sustainable drainage systems. Due to the size of the development the restriction for implementing SuDS within the site layout is minimal. We would also recommend that SuDS are drawn up within the site layout at the early stages of design.

The suitability of sustainable drainage systems should be assessed in accordance with paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance for Flood Risk and Coastal Change (http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/).

Sustainable drainage systems should be designed in line with national Non-Statutory Technical Standards for SuDS (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf) and local policies EN08, EN14 and EN17 of the Core Strategy.

Hydraulic calculations and drawings to support the design need to be provided and updated along with proposed standards of operation and maintenance in accordance with paragraph 081 of NPPF Planning Practice Guidance.

On the basis that the above and any mitigation is captured within the Flood Risk Assessment and Drainage Strategy it is agreed that Water Resources (including Drainage and Flood Risk) can be scoped out of the ES.

Heritage

The comments within your scoping report are noted. It is accepted that subject to a Heritage Assessment being submitted as part of the application that Heritage can be scoped out of the ES.

Solar Glare

The comments within your scoping report are noted. It is accepted that subject to a standalone Solar Glare Assessment being provided as part of the technical documents to be submitted with the planning application, Solar Glare can be scoped out of the ES.

Lighting

There are no comments within your scoping report in relation to Lighting however it is considered that Lighting is capable of being scoped out of the ES but information on this should form part of the supporting documents to the planning application.

Waste

There are no comments on this within your scoping report in relation to Waste. The approach to waste management should cover management of commercial waste with a waste assessment and a completed waste proforma will need to be provided with the application to demonstrate that the commercial waste storage and collection regime will comply with the requirements of GD04. Subject to this detail and a Site Waste Management Plan ('SWMP') forming part of the supporting documents to the planning application, Waste can be scoped out of the ES.

Accidents and disasters

There are no comments on this within your scoping report in relation to this topic matter however it is considered that the nature of the proposed development is such that it not considered to pose risk of major accidents and/or disasters. As such, accidents and disasters can be scoped out of the ES.

Summary

I agree that the matters you have identified to be scoped out of the ES are appropriate with the addition of Accidents and Disasters, Lighting, and Waste.

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 confirmed above for scoping 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;
- Construction Management
- Daylight Sunlight, Overshadowing;
- Human Health;
- Noise and Vibration;

- Socio Economic;
- Townscape and Visual; and
- Wind Microclimate.

General Comments

The scoping report identifies the development site as being located within Manchester City Centre. For planning purposes, the development site is located in the Regional Centre (policy EC3) as defined within the Manchester Core Strategy (2012).

The significance of the site in regional terms should be reflected throughout the ES. The Environmental Chapters must therefore consider the impacts of the Proposed Development on the local context 'Regional Centre' together with Manchester City Centre, the North West Region and the national context (where appropriate) in order to determine any wider significant environmental impacts.

Air Quality

The comments within your scoping report are noted the Assessment needs to reference the following Guidance : Information for developers | Manchester City Council in terms of the consideration of Air Quality in the ES subject to inclusion of:

An assessment for future receptors (ground floor receptors and upper floor residential) and include PM10 and PM2.5 as well as NO2.

Assessment of fugitive dust emissions and mitigation measures during the demolition and construction phase. Reference to IAQM best practice measures shall be made and adopted through the development. Details of clean air filters should be provided where required along with their location on the building and maintenance / replacement requirements.

It should be noted that sensitive receptors should include any adjacent schools and nurseries.

Climate Change

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES subject to consideration of including a broad approach and methodology for assessing the impact on climate change. Impacts and potential mitigation from the other technical chapters should feed into this assessment particularly around management of surface water, waste management, green and blue infrastructure, biodiversity and ecology, travel planning and efficiency of the building fabric, an assessment of the lifecycle of the building (including management of embodied carbon) and use of renewable energy as part of promoting a low carbon development and reducing emissions and the likely environmental impacts of this.

It should be noted that sensitive receptors should include any adjacent schools and nurseries.

Construction Management

The comments within your scoping report are noted. 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.

Notwithstanding this, the ES and following CMP should identify any mitigation measures necessary to address any significant effects during the construction phase of the proposed development.

Evidence should be provided with regard to baseline surrounding traffic flows and/or daily construction vehicle movements within the scope of the EIA assessment.

The CEMP should include the following which are usually required within a CMP which would work to further reduce environmental impacts:

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

Daylight, Sunlight and Overshadowing

The comments within your scoping report are noted. Data needs to be included for the baseline with cleared sites without the schemes the sites identified above within section 6.143 of the Scoping Report which are not sufficiently progressed to form part of the baseline.

Human Health

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES. It should be noted that sensitive receptors should include any adjacent schools and nurseries.

Noise and Vibration

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES subject to sensitive receptors including any adjacent schools and nurseries and MacIntosh Mills. In terms of the latter this is especially with regards to the site compound on the land immediately adjacent to them.

Socio-economic impacts

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES.

Townscape and Visual Impact

The comments within your scoping report including the Receptors and Key views within Appendix 5 - TVIA View Locations Plan as amended by the ZONE OF THEORETICAL VISIBILITY (ZTV) (16th September 2024) are noted and are acceptable in terms of their consideration in the ES subject to inclusion of the view as discussed in your meeting with MCC on 9th October 2024.

It is essential that the ES considers the cumulative impacts of other developments in order to full understand the likely impacts of the Proposed Development.

Wind Microclimate

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES.

Cumulative impacts

The list of cumulative sites for assessment has been considered in order to assess any cumulative impacts of developments in this part of the City Centre is acceptable in terms of consideration in the ES (noting the comments on the Baseline above).

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.

This letter also confirms the matters within part I of Schedule 4 to the to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that need to be covered within the Environmental Statement.

If you wish to discuss the above please contact Angela Leckie on the above number.

Yours sincerely



Julie Roscoe Head of Planning (attachments sent by e-mail)