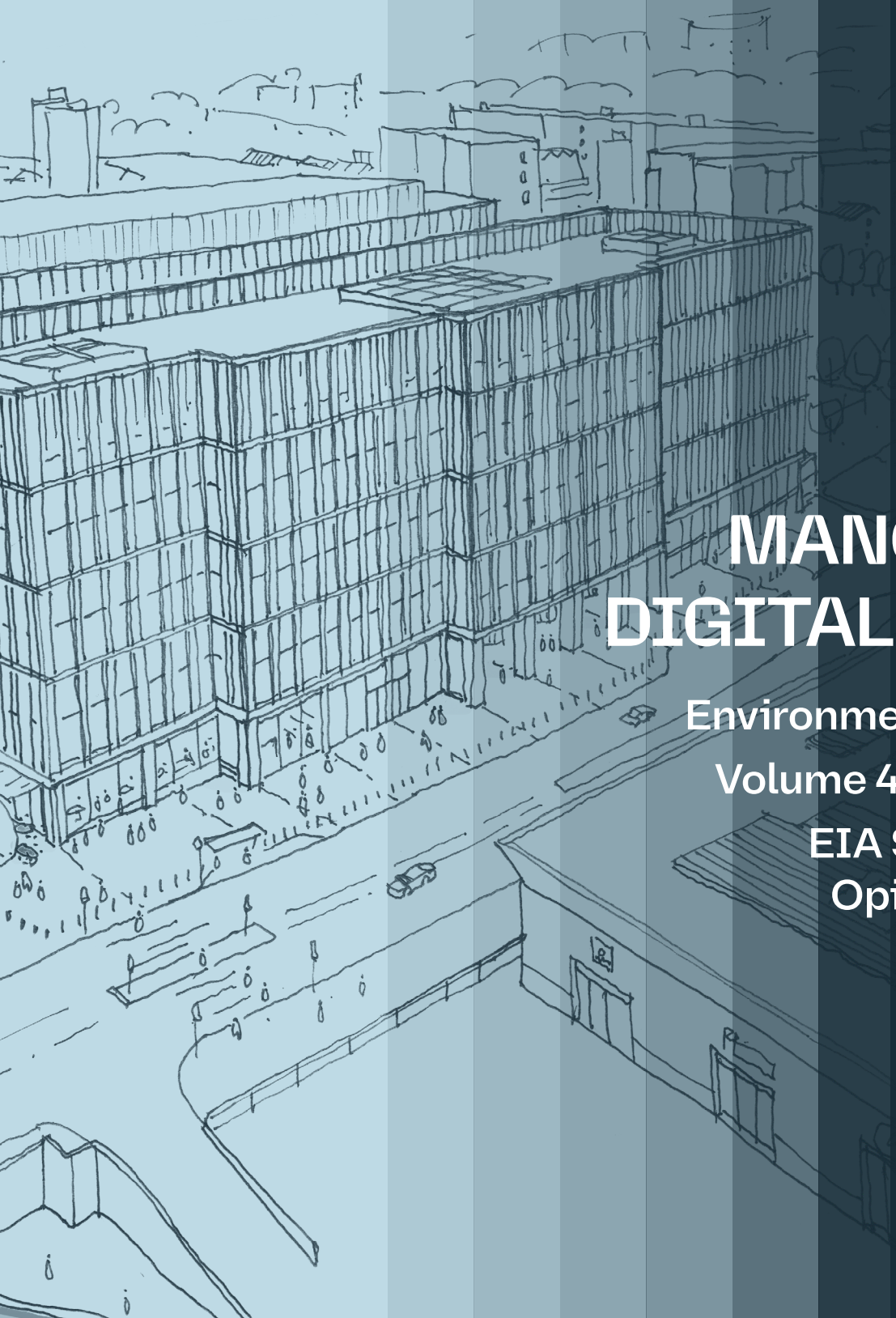
Government Property Agency

AtkinsRéalis



MANCHESTER DIGITAL CAMPUS

Environmental Statement

Volume 4 - Appendix 4.3:

EIA Scoping Report Opinion responses

NOVEMBER 2024

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Appendix 4.3. Scoping Opinion Responses

Table 4.3-1 – Manchester City Council Scoping Opinion responses

Summary of Comment	Response
Consultations 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. 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.	Further to the Environmental Impact Assessment (EIA) Scoping Opinion Request, additional consultation and engagement with statutory and non-statutory stakeholders including the public has been ongoing throughout the design development. Each topic chapter outlines the relevant consultation undertaken. This appendix lists the consultation bodies scoping responses and outlines how they are, or are not addressed in the Environmental Statement (ES).
Cumulative effects The committed developments summarised in part 22 of your Scoping Report appears to be acceptable.	Noted, please refer to ES (Volume 2) Chapter 22: Cumulative effects assessment.
I agree that the matters you have identified to be scoped out of the ES are appropriate.	Noted.
Air Quality The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES. You will note the comments by the Environmental Health in respect of mitigation relating to the number of electric vehicle charging points.	Noted, please refer to ES (Volume 2) Chapter 7: Air quality for the assessment and to Table 4.3-2 for the response to the Environmental Health Officer.
Biodiversity The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	Noted, please refer to ES (Volume 2) Chapter 8: Biodiversity for the assessment.
Climate Vulnerability The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	Noted, please refer to ES (Volume 2) Chapter 9: Climate vulnerability for the assessment.
Effects on Climate The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	Noted, please refer to ES (Volume 2) Chapter 10: Effects on climate for the assessment.
Daylight, Sunlight, Overshadowing and Solar Glare The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	Noted, please refer to ES (Volume 2) Chapter 11: Daylight, sunlight, overshadowing and solar glare for the assessment.
Ground Conditions and Contamination The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES. You will note the comments by the Environmental Health in respect of ensuring that the City Council guidance in respect of ground conditions is referred in the EIA	Noted, please refer to ES (Volume 2) Chapter 12: Ground conditions and contamination for the assessment and to Table 4.3-2 for the response to the Environmental Health Officer.
Historic Environment The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	Noted, please refer to ES (Volume 2) Chapter 13: Historic environment for the assessment and to Table 4.3-2 for the response to the Greater Manchester Advisory Service.

Summary of Comment	Response
You will note the comments by Historic England and Greater Manchester Archaeology Advisory Service when preparing the EIA.	
Human Health The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	Noted, please refer to ES (Volume 2) Chapter 14: Human health for the assessment.
Materials and Waste The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	Noted, please refer to ES (Volume 2) Chapter 15: Materials and waste.
Noise and Vibration The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	Noted, please refer to ES (Volume 2) Chapter 16: Noise and vibration for the assessment.
Socio-economics The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES. This chapter should also recognise the socio benefits of improvements to public realm around the application buildings and contribution of the commercial offer to the viability and vitality of the area and the impact on wellbeing and health of visitors and workers at the buildings and residents in the local area. These are positive contributions as a direct consequence of the development.	Noted, please refer to ES (Volume 2) Chapter 17: Socio economics and ES (Volume 2) Chapter 14: Human health for the assessment.
Townscape and Visual The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	Noted, please refer to ES (Volume 3) Townscape and Visual Impact Assessment.
Water Resources and Flood Risk The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES. You will note the comments by the Flood Risk Management Team and the Environment Agency when preparing the EIA.	Noted, please refer to ES (Volume 2) Chapter 19: Water resources and flood risk for the assessment and to Table 4.3-2 for the response to the Flood Risk Management Team and the Environment Agency.
Transport The comments within your Scoping Report are noted and are broadly acceptable in terms of their consideration in the ES. The following additional comments are made in this regard: Traffic analysis and locality review should be undertaken and suitable mitigation should be identified to accommodate additional multi-modal trips. Such improvements would work to encourage and incentivise modal-shift away from the car for staff and visitors and will provide a safe environment for those accessing the site. This will need to be informed by a full assessment of existing pedestrian/cycle routes and facilities. The TA will also need to include/assess the following: - Provide a multi-modal trip generation assessment with further detail on anticipated public transport, pedestrian and cycle distribution/routes/capacities; - 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;	Noted, please refer to ES (Volume 2) Chapter 18: Traffic and transport and appendices 18.1 Transport Assessment, 18.2 Framework Travel Plan and 18.3 Construction Traffic Management Plan. An RSA has been submitted as a standalone report to support the planning application but will not be part of the ES. Please see Table 4.3-2 for the response to the Highways Officer and services comments.

Summary of Comment	Response
- 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; - 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; - Include proposed highways 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. - Include drawings showing proposed amendments to the existing Great Ancoats Street/Central Retail Park/ Laystall Street junction arrangement. - Provide a summary of the Stage 1 RSA findings with Designers Response as part of the full Transport Assessment – this will not be required as part of the Environmental Statement. - Demonstration that the proposed access lay-by and servicing vehicles would not result in queuing-back on to Great Ancoats Street; - Undertake a review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development and identification of modifications; - Provide details on impacts/management of the existing service access route from Old Mill Street; - Include information on emergency access routes and how these would integrate with the adjacent highway network and developments; - Provide details on how the proposals will connect to/interact with the adjacent Park development; - Provide details on how the proposals will connect to/interact with the future development of ‘Phase 2’ at the Central Retal Park site, with full demonstration that the proposals would not adversely affect future development of that phase; - Provide details on/management of taxis (including engineering drawings); and - Provide details on/management of site deliveries and servicing (including engineering drawings). You will note the wider comments of Highway Services with regards to Travel Planning measures and Construction Management.	
Wind Microclimate The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	Noted, please refer to ES (Volume 2) Chapter 20: Wind and microclimate for the assessment
Major Accidents and Disasters The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	Noted, please refer to ES (Volume 2) Chapter 21: Major accidents and disasters for the assessment
Cumulative Effects The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	Noted, please refer to ES (Volume 2) Chapter 22: Cumulative effects for the assessment, all topic chapters also include a cumulative effects section.

Table 4.3-2 – Consultation bodies Scoping Opinion responses

Summary of Comment	Stakeholder	Response
Air Quality		
The proposed number of EVCPs are not in line with our current guidance (see below), there will be more than 11 parking spaces in this development. • Non-residential: ○ 10 or less parking spaces: minimum 1 EV chargepoint, and cable routes for all staff spaces. ○ 11 or more parking spaces: minimum 20% EV chargepoints, and cable routes for all staff spaces. ○ Charging units dependent on end-use as follows: ▪ Minimum 7kW*: offices, hotels, nursing homes, sheltered accommodation, industrial units, retail units. ▪ Minimum 22kW*: supermarkets etc. ▪ Minimum 50kW*: service stations etc. *Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. See British Standard BS EN 61851-1:2019. Table 25-1 - would we expect an Air Quality Assessment and Noise Impact Assessment to be submitted with the planning application to support the ES chapters as these tend to include more detail/data. We agree with […] being scoped into the EIA.	Environmental Protection, Environmental Health Neighbourhoods Directorate Manchester City Council	The Proposed Development includes the provision of 55 car parking spaces, of which 15 include Electric Vehicle Charging Points (EVCPs), which constitutes 27% of parking spaces. Although the reporting style is different, the technical assessment presented within the ES (Volume 2) Chapter 7: Air quality follows the same methodology as a stand-alone Air Quality Assessment would. A detailed methodology and data are provided ES (Volume 4) Appendix 7.1: Air quality assessment.
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 [1] Report: Trends Report 2020: Trends in critical load and critical level exceedances in the UK - Defra, UK 2030 and to reduce emissions of NOx and SO2 against a 2005 baseline of 73% and 88% 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/intensivefarming-risk-assessment-for-your-environmental-permit • Environment Agency Screening Tool for industrial emissions https://www.gov.uk/guidance/airemissions-risk-assessment-for-your-environmental-permit • Defra Local Air Quality Management Area Tool (Industrial Emission Screening Tool) – England http://www.airqualityengland.co.uk/laqm	Natural England	The air quality assessment outlined in the ES (Volume 2) Chapter 7 includes consideration of relevant ecological receptors where they are located within the study area, and includes mitigation measures to minimise impacts. The only designated ecological sites within the air quality assessment study area are two Greater Manchester Sites of Biological Importance (SBI), which are considered to be a non-statutory LWS designation; Rochdale Canal Stott's Lane and Ashton Canal sites. These sites are aquatic urban canals with limited vegetation and therefore are not considered sensitive to air quality (nitrogen deposition). As such, the LWSs and SBIs have not been considered in the assessment of construction and operational vehicle emissions. The sites are however included within the construction dust assessment.
Biodiversity		
I note that biodiversity has been scoped in to the Environment Assessment. Whilst I have no objection to this, the only ecological receptor we are aware of is the Rochdale Canal SBI which whilst hydrologically linked to the Rochdale Canal SAC is downstream of the SAC and separated by a number of locks, making the likelihood of any significant effects from pollution nugatory. I therefore do not see ecology/biodiversity being an issue for this site and would have accepted biodiversity being scoped out of the ES.	GMEU	Biodiversity has been scoped in the ES to ensure completeness and that a robust assessment has been carried out. The outcomes of the assessment are outlined in ES (Volume 2) Chapter 8: Biodiversity.
General Principles	Natural England	A full Environmental Impact Assessment (EIA) for biodiversity has been undertaken which outlines any impacts on the natural environment. The

Summary of Comment	Stakeholder	Response
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		outcomes of the assessment are outlined in ES (Volume 2) Chapter 8: Biodiversity. Following the implementation of best practice measures, no significant residual effects have been identified.
Cumulative and in-combination effect 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): • existing completed projects; • approved but uncompleted projects; • ongoing activities; • plans or projects for which an application has been made and which are under consideration • by the consenting authorities; and 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.	Natural England	A full EIA for biodiversity has been undertaken which outlines any impacts on the natural environment. The outcomes of the assessment are outlined in ES (Volume 2) Chapter 8: Biodiversity. No cumulative effects have been identified with respect to biodiversity.
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.	Natural England	A full EIA for biodiversity has been undertaken which outlines any impacts on the natural environment. The outcomes of the assessment are outlined in ES (Volume 2) Chapter 8: Biodiversity. This has also included a biological record search with the Greater Manchester Local Record Centre for information on records of habitats, species and locally designated sites.

Summary of Comment	Stakeholder	Response
Biodiversity and Geodiversity The National Planning Policy Framework (paragraphs180-181 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 (EcIA) is the process of identifying, quantifying, and evaluating the potential impacts of defined actions on ecosystems or their components. EcIA 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. 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).	Natural England	A full EIA for biodiversity has been undertaken which outlines any impacts on the natural environment. The outcomes of the assessment are outlined in ES (Volume 2) Chapter 8: Biodiversity. No significant residual effects have been identified.
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.	Natural England	A full EIA for biodiversity has been undertaken which outlines any impacts on the natural environment. The outcomes of the assessment are outlined in ES (Volume 2) Chapter 8: Biodiversity. Following the implementation of best practice measures, no significant residual effects have been identified.
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.	Natural England	A full EIA for biodiversity has been undertaken which outlines any impacts on the natural environment. The outcomes of the assessment are outlined in ES (Volume 2) Chapter 8: Biodiversity. Following the implementation of best practice measures, no significant residual effects have been identified.
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.	Natural England	No suitable waterbodies are located within or surrounding the Application Site; therefore, any impacts upon great crested newts have been scoped out.
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	Natural England	A full EIA for biodiversity has been undertaken which outlines any impacts on the natural environment. The outcomes of the assessment are outlined in ES (Volume 2) Chapter 8:

Summary of Comment	Stakeholder	Response
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		Biodiversity. Following the implementation of best practice measures, no significant residual effects have been identified.
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.	Natural England	No ancient woodland or veteran trees are located within the Application Site.
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.	Natural England	A Biodiversity Net Gain assessment has been undertaken and included with the planning application, ES (Volume 4) Appendix 8.2.

Summary of Comment	Stakeholder	Response
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.	Natural England	The Site is not in the vicinity of a costal path, coastal margin or in the countryside, it is located in an urban environment in Manchester. However, the Proposed Development has included the provision of pedestrian access across the site to the Cotton Field Park (which was previously not possible).
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.	Natural England	The Proposed Development has aimed to contribute to local biodiversity policies predominantly through the planting of native trees throughout, as outlined in the ES (Volume 2) Chapter 2: Description of the Site and Proposed Development.
Climate		
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.	Natural England	This ES assesses the vulnerability to climate change and the effects on climate due to greenhouse gases in two separate chapters: ▪ ES (Volume 2) Chapter 9: Climate vulnerability, and ▪ ES (Volume 2) Chapter 10: Effects on climate.
Ground conditions and Contamination		
We expect the Environmental Impact Assessment to consider the impacts the development may have in relation to contamination at the site and detail any required mitigation measures to prevent an adverse impact on the water environment. In addition, where historic uses have led to contamination of the soils and/or groundwater beneath the site, the developer should address risks posed to controlled waters by referring to the published Environment Agency land contamination technical guidance available on the direct.gov website	Environmental agency	The impacts of the Proposed Development related to contamination at the site were assessed in the ES (Volume 2) Chapter 12: Ground conditions and contamination. This chapter also includes relevant mitigation measures to avoid adverse effects. This chapter also includes historic uses and the relevant Environment Agency guidance.

Summary of Comment	Stakeholder	Response
They have not referred to our planning guidance for dealing with contaminated land. We agree with […] being scoped into the EIA.	Environmental Protection, Environmental Health Neighbourhoods Directorate Manchester City Council	The ES (Volume 2) Chapter 12: Ground conditions and contamination includes a review of the local planning guidance in section 12.3.
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.	Natural England	The Proposed Development is within an urban development and therefore an agricultural land assessment including a BMV land has not been undertaken.
Historic Environment		
The summary of the historic environment contains several minor errors and omissions, not least a contention that Murrays' Old Mill of 1798 was superseded by Decker Mill of 1802, whereas the latter was actually an extension to the late 18th-century mill, which survives largely intact as Manchester's oldest extant steam-powered textile mill. Some of the key components of the Murrays' Mills complex are not mentioned, including the New Mill that forms the northern side of the mill complex, which is a Grade II* listed building, and the Grade II listed former office block on Murray Street. Similarly, the Grade II* listed Paragon Mill that formed an early 20th-century addition to McConnell & Kennedy's mill complex is not mentioned. There is also a misconception about 'fireproof construction', a technology that was first introduced in the 1790s (not during the late 19th century as stated in a footnote). However, the Conservation & Design team at Manchester City Council is better placed to comment on the historic built environment and whether the topic should be 'scoped in' to the Environmental Statement.	Greater Manchester Archaeological Advisory Service	These errors have been addressed in the ES (Volume 2) Chapter 13: Historic Environment and supporting appendices.
The proposed development area contains some sites of potential below-ground archaeological interest deriving from the development of Ancoats during the late 18th and early 19th centuries as an industrialised area of international repute. These sites of potential archaeological interest include the former Allum Street Foundry, an oil cloth manufactory, a small iron foundry and machine works and several blocks of back-to-back workers' housing that likely incorporated cellar dwellings, all of which are of local or, at best, regional significance. and will ultimately warrant further (intrusive) investigation in advance of development. However, as the potential archaeological remains are likely to be of local importance and the impact of development will not therefore be significant, archaeology as a topic does not warrant inclusion in the Environmental Statement. Instead, any harm to the archaeological resource can be offset through recording in advance of or during development groundworks.	Greater Manchester Archaeological Advisory Service	A full archaeological desk-based assessment has been prepared as part of the planning submission which identifies sites of potential archaeological interest within the Proposed Development Site, outlined in the ES (Volume 4) Appendix 13.1: Detailed desk-based assessment. Following consultation with Manchester City Council planners, archaeological remains have

Summary of Comment	Stakeholder	Response
		been scoped into the Environmental Assessment, to enable a comprehensive assessment of potential impacts on the Historic Environment as a result of the scheme's construction and operation. A programme of archaeological evaluation and mitigation is proposed to be undertaken post consent, and will be undertaken in consultation with GMAAS archaeological advisors.
Paragraph 12.5.3 of the Scoping Report states that 'a scheme of archaeological evaluation through trial trenching will be undertaken across the site in autumn 2023'. This evaluation has not yet been implemented, although Paragraph 12.6.4 of the Scoping Report proposes that a programme of archaeological fieldwork will be carried out following determination of the planning application. It is proposed that this will comprise archaeological monitoring during the removal of services across the site in the first instance, followed by the excavation of a series of evaluation trenches to enable the requirement and scope for a mitigation strategy to be determined. The detail of the initial evaluation works will be agreed with GMAAS and will be informed by a site-specific archaeological assessment and desk-based research that will need to be prepared and submitted in support of any future planning application. GMAAS considers this to represent an entirely appropriate approach.	Greater Manchester Archaeological Advisory Service	Archaeological evaluation and mitigation works will be undertaken post consent and planned as an integral part of the construction programme. The works will be undertaken in consultation with GMAAS archaeological advisors.
In summary, and contrary to the conclusions drawn in the Scoping Report, GMAAS is satisfied that archaeology can be scoped out of the EIA providing that a site-specific desk-based archaeological assessment is submitted in support of the future planning application. This should aim to establish the significance of the individual sites of potential archaeological interest mentioned above. Pending the results obtained from the desk-based research, it is most likely that a programme of intrusive archaeological investigation will be warranted in advance of or during the proposed development works. GMAAS will be content to see any such work secured through a negative planning condition attached to consent and carried out in accordance with an agreed Project Design prepared by an appropriately qualified archaeological contractor.	Greater Manchester Archaeological Advisory Service	Following consultation with Manchester City Council planners, archaeological remains have been scoped into the Environmental Assessment, to enable a comprehensive assessment of potential impacts on the Historic Environment as a result of the scheme's construction and operation. A full archaeological desk-based assessment has been prepared as part of the planning submission which identifies sites of potential archaeological interest within the Proposed Development Site, outlined in the ES (Volume 4) Appendix 13.1: Detailed desk-based assessment. A programme of archaeological evaluation and mitigation is proposed to be undertaken post consent, and will be undertaken in consultation with GMAAS archaeological advisors.
This development could, potentially, have an impact upon a number of designated heritage assets and their settings in the area around the site. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the Environmental Statement to contain a thorough assessment of the likely effects which the proposed development might have upon those elements which contribute to the significance of these assets.	Historical England	A comprehensive assessment of potential impacts on the significance of designated and non-designated heritage assets is provided in ES (Volume 2) Chapter 13: Historic Environment and supporting appendices.
We would also expect the Environmental Statement to consider the potential impacts on non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This information is available via the local authority Historic Environment Record (www.heritagegateway.org.uk) and relevant local authority staff. We would strongly recommend that you involve your Conservation Officer and the archaeological staff at GMAAS in the development of this assessment. They are best placed to advise on: local historic environment issues and priorities; how the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.	Historical England	Non-designated heritage assets are assessed as part of the Historic Environment assessment in the ES (Volume 2) Chapter 13. Manchester City Council have been consulted extensively during the preparation of this application who have taken responsibility for consultation with their conservation advisors.
It is important that the assessment is designed to ensure that all impacts are fully understood. Section drawings and techniques such as photomontages are a useful part of this.	Historical England	The ES (Volume 2) Chapter 13: Historic Environment provides a comprehensive assessment of potential impacts on heritage

Summary of Comment	Stakeholder	Response
The assessment should also take account of the potential impact which associated activities (such as construction, servicing and maintenance, and associated traffic) might have upon perceptions, understanding and appreciation of the heritage assets in the area. The assessment should also consider, where appropriate, the likelihood of alterations to drainage patterns that might lead to in situ decomposition or destruction of below ground archaeological remains and deposits, and can also lead to subsidence of buildings and monuments.		assets, including consideration of potential temporary, indirect and cumulative impacts upon the historic environment. A comprehensive suite of design information has informed this process, including section drawings and visualisations.
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.	Natural England	No such assets are present within the Proposed Development Site.
Noise and vibration		
Table 25-1 - would we expect an Air Quality Assessment and Noise Impact Assessment to be submitted with the planning application to support the ES chapters as these tend to include more detail/data. We agree with […] being scoped into the EIA.	Environmental Protection, Environmental Health Neighbourhoods Directorate Manchester City Council	A Noise Impact Assessments is included as part of ES (Volume 2) Chapter 16: Noise and vibration. An Air Quality Assessment is included as part of ES (Volume 2) Chapter 7: Air Quality
Socio-economics		
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).	Work and Skills Team Growth and Development Directorate Manchester City Council	This will be developed further with the construction partner once appointed. This will also have to be considered by the Applicant once the Proposed Development is operational. A Social Value Statement (including Local Labour Commitment) will be submitted committing to work with the Work and Skills team to maximise the potential for local labour for the Proposed Development during the construction and operational phases of development.
Traffic and Transport		
EIA – Transport In relation to Transport, the Scoping Report identified the following as key traffic and transport related issues: • Local transport network conditions pre- and post-development; • Construction and operational vehicular trip generation; • Construction and operational vehicles access and routeings; and • Safety. The Scoping Report states that assessment will focus on fear and intimidation, severance, accidents and safety, dust and dirt, pedestrian and cycle facilities, disruption to all road users, heavy good vehicles and access impacts. Whilst Highways note that information can be drawn from associated submission documents including the TA, Travel Plan and Construction Management Plan, the assessments undertaken as part of the EIA Transport Chapter should align with methodologies and criteria outlined within IEMA Guidelines '*Environmental Assessment of Traffic and Movement*' (2023). Highways also note that the site located directly to the east is currently subject Scoping Opinion for a Park. Cumulative assessments must be taken into consideration, particularly with regard to the additional/changes in pedestrian/cycle movement and vehicular traffic associated with the construction phases. Any appropriate mitigation should be identified in conjunction with MCC Highways and TfGM who will be happy to work with the developer to agree an approach.	MCC Highways	Noted, please refer to ES (Volume 2) Chapter 18: Traffic and transport and appendix 18.1 Transport Assessment.

Summary of Comment	Stakeholder	Response
Transport Assessment: Ongoing scoping discussions are taking place in relation to the TA scope. At this stage, peak-period trip generation has been agreed and traffic impacts have been modelled by TfGM HFAS on the assumption that staff/visitors accessing the site by car would choose to park in local car-parks. Traffic analysis and locality review should be undertaken and suitable mitigation should be identified to accommodate additional multi-modal trips. Such improvements would work to encourage and incentivise modal-shift from the car for staff and visitors and will provide a safe environment for those accessing the site. This will need to be informed by a full assessment of existing pedestrian/cycle routes and facilities. The TA will also need to include/assess the following: - Provide a multi-modal trip generation assessment with further detail on anticipated public transport, pedestrian and cycle distribution/routes/capacities; - 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; - 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; - 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; - Include proposed highways 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. - Include drawings showing proposed amendments to the existing Great Ancoats Street/Central Retail Park/ Laystall Street junction arrangement. - Provide a summary of the Stage 1 RSA findings with Designers Response as part of the full Transport Assessment – this will not be required as part of the Environmental Statement. - Demonstration that the proposed access lay-by and servicing vehicles would not result in queuing-back on to Great Ancoats Street; - Undertake a review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development and identification of modifications; - Provide details on impacts/management of the existing service access route from Old Mill Street; - Include information on emergency access routes and how these would integrate with the adjacent highway network and developments; - Provide details on how the proposals will connect to/interact with the adjacent Park development; - Provide details on how the proposals will connect to/interact with the future development of ‘Phase 2’ at the Central Retal Park site, with full demonstration that the proposals would not adversely affect future development of that phase; - Provide details on/management of taxis (including engineering drawings); and - Provide details on/management of site deliveries and servicing (including engineering drawings). Highways would welcome any further TA scoping discussions prior to submission.		Noted, please refer to ES (Volume 4) Appendix 18.1: Transport Assessment. An RSA has been submitted as a standalone report to support the planning application but will not be part of the ES.
Travel Plan		Noted, please refer to ES (Volume 4) Appendix 18.2: Framework Transport Plan.

Summary of Comment	Stakeholder	Response
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 behaviours 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: • A travel plan budget and resources for the implementation and day to day management of travel plan measures; • Appropriate management structures; • Detailed time frames for the delivery; • Handover arrangements for the travel plan or its components when the developer's responsibility ceases; and • Targets and monitoring arrangements.		
Construction Management Plan The construction of the site could result in the closure of roads and footways, physical works within the highway to form new site access points, layout improvement, 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 MCC Highways Network Management Team and work closely to safely manage safety for all road use during the construction phase. The EIA and following CMP should identify any mitigation measures necessary to address any significant effects during construction phase of the proposed development. MCC highways would also request that a Construction Management Plan (CMP) is conditioned with any planning approval. It is therefore recommended that the CEMP is updated to incorporate the following which are usually required within a CMP which would further reduce environmental impacts. • The duration/phasing of construction works and associated vehicle trips • Routing of construction traffic and associate 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 the contractors 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 • Highways 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 the MCC Highways also require information on proposed outline electricity/utility connection works and associated traffic management proposals prior to determination. This should be summarised within the submitted TA.		Noted, please refer to ES (Volume 4) Appendix 18.3: Construction Travel Management Plan and ES (Volume 4), Appendix 6.1 Outline Construction Environmental Management Plan.
Water resources and flood risk		
The proposed development (site boundary) is situated within Flood Zone 1. There are some areas of Flood Zone 2 and Flood Zone 3 within the wider study area, the Flood Map for Rivers and Sea can be viewed at: http://maps.environment-agency.gov.uk/. The developer will need to submit a Flood Risk Assessment (FRA) with all planning applications. Proposed finished floor levels and flood mitigation measures should be in accordance with the government standing advice. The site is generally at a low risk of surface water flooding. The Flood Map for Surface Water can be viewed at: http://maps.environment-agency.gov.uk/. The proposed development is within an area at low susceptibility to groundwater flooding.	Lead Local Flood Authority	An FRA has been conducted as part of the EIA, which can be found appended in the ES (Volume 4) Appendix 19.2: Flood Risk Assessment. . In response to the comment regarding the use of pollution control measures for surface water discharge. Within the document ('Proposed works' section) it is specified that '***Surface water from the site is expected to outfall into the Shooters***

Summary of Comment	Stakeholder	Response
MCC does not hold any recorded incidents of flooding within the boundary. 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. Presence of Made Ground on site could be suspected. However, site investigation and percolation tests in line with BRE 365 Digest should be undertaken to assess feasibility of infiltration into ground as a method for surface water disposal. The culverted watercourse Shooters Brook runs within the site boundary, if infiltration on site is not possible, the next discharging point for surface water should be this watercourse, where feasible. If surface water is to discharge to the Shooters Brook, then outfall details and proposed discharge rates should be agreed in principle with MCC LLFA. The use of pollution control measures for surface water discharge should be assessed and considered where appropriate. If surface water is to be discharged into a United Utilities sewer this should be agreed in principle with them.		***Brook culvert**, which discharges into the River Medlock downstream of the Proposed Development*'. Within the chapter it is stated that '*SuDS should be incorporated into the Scheme design where possible, to both **mitigate the pollution risk** associated with road runoff and to attenuate flows to greenfield runoff rates'*. Surface water management and drainage strategy are outlined in ES (Volume 4) Appendix 19.3 Drainage Strategy.
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. SuDS should be designed to control surface water as close to its source as possible. Well designed sustainable drainage systems also provide opportunities to: • reduce the causes and impacts of flooding, • remove pollutants from urban run-off at source, • combine water management with green space with benefits for amenity, recreation • and wildlife. The Council is encouraging use of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaptation to climate change in heavily urbanised area. New Green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management. Greater Manchester is the first city-region in the UK to develop a Natural Capital Investment Plan designed to encourage investments in natural capital that deliver financial as well as social returns. The use of SuDS should also help achieve the sustainability objectives of the National Planning Policy Framework (NPPF). 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://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf) and local policies EN08, EN09, EN14, EN15 and EN17 of the Core Strategy.	Lead Local Flood Authority	The Proposed Development includes sustainable drainage systems (SuDs) as outlined in ES (Volume 4) Appendix 19.3: Drainage Strategy, as well as tree planting.
The area is situated within a 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 brownfield development with the aim of reducing to the Greenfield runoff rates. For any new connections, the development must be limited to greenfield run-off rates. 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. Hydraulic calculations and drawings to support the design need to be provided along with proposed standards of operation and maintenance in accordance with paragraph 081 of NPPF Planning Practice Guidance. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime shall be submitted.	Lead Local Flood Authority	The Proposed Development includes sustainable drainage systems (SuDs) as outlined in ES (Volume 4) Appendix 19.3: Drainage Strategy.

Summary of Comment	Stakeholder	Response
Our records indicate a culverted ordinary watercourse (Shooters Brook) to potentially be located within the site boundary. MCC LLFA would currently question point 19.2.12, as this refers to the culvert as a 'lost watercourse'. EIA refers to CCTV undertaken within the site boundary and culvert routing; CCTV must be submitted to accompany any planning application. The developer will need to ensure the appropriate treatment of the culverted watercourse, and submit a plan demonstrating culvert route, depth, maintenance easements and condition. It is worth noting that Policy EN 17, where feasible and appropriate, development seeks to daylight any culverted watercourses. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage. MCC also provide a data screen service via the following link: https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=llfa		
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. 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. Further information can be obtained from the Local Planning Authority.	Natural England	The Proposed Development includes sustainable drainage systems (SuDs) as outlined in ES (Volume 4) Appendix 19.3: Drainage Strategy, these will diffuse water pollution.
Whilst we have no specific comments to make on the scoping report, we would be grateful if you could advise the applicant of the following comments: According to our records there are several large sewers crossing the site boundary. The precise location of these assets (and the associated easement strips) will need to be confirmed by the applicant and any future development must NOT encroach on these assets or the associated maintenance strips. We wish to highlight our free pre-application service for developers to discuss and agree drainage strategies and water supply requirements. We cannot stress highly enough the importance of developers contacting use as early as possible. If the applicant hasn't already done so, they can take advantage of our free pre-development service by visiting our website https://www.unitedutilities.com/builders-developers/yourdevelopment/planning/pre-development-guidance/	United Utilities	Noted
Electronic interference		
We agree with the report findings at Chapter 23, that aviation can be scoped out of the EIA.	MAG Aerodrome Safeguarding Team	Noted.
Townscape and Visual Impact Assessment		
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	Natural England	The ES includes a comprehensive Townscape and Visual Impact assessment in the ES Volume 3 due to the urban area the Proposed Development is inserted in. The Site does not within any National Parks and AONBs.

Summary of Comment	Stakeholder	Response
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.		

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