



**MANCHESTER
CITY COUNCIL**

Julie Roscoe

Director of Planning, Building
Control and Licensing
PO Box 532
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Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Contact: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison1@manchester.gov.uk

21 November 2024

Our reference: EIASCO/24/004

FAO: Josh Wyatt-Smith

Dear Mr Wyatt-Smith

The Town and Country Planning (Environmental Impact Assessment Regulations) (England) Regulations 2017 (as amended) (the “EIA Regulations”)

**Opinion on Scope of an Environmental Statement under Regulation 15
2-4 Whitworth Street West, Manchester**

I write further to your request in respect of the above dated 15 October 2024.

It is noted that the site is approximately 0.17ha bounded by Whitworth Street West to the north and the Grade II listed Manchester South Junction and Altrincham Railway Line railway viaduct and Deansgate Station platform (which are elevated at first floor level) immediately to the south. Hewitt Street lies beyond the viaduct to the south. The site is bounded by Cameron Street to the east and Bugle Street to the west, which run north/south providing vehicle and pedestrian links between Whitworth Street West and Hewitt Street via the railway viaduct arches. Rowendale Street bisects the site also running north/south under the railway viaduct.

Knott Mill, which is characterised by a mix of employment and residential buildings, lies beyond the viaduct to the south. A live music venue (Rebellion) and Deansgate train station are situated to the west of the site and the entertainment venues at Deansgate Locks lie to the north within the Grade II listed Castlefield Railway Viaduct arches, with outdoor seating areas fronting Rochdale Canal, along with Deansgate/Castlefield tram station on top of the viaduct. Other listed buildings within the vicinity include Rochdale Canal Locks Numbers 90 and 91, and the Rochdale Canal Lock Keepers Cottage, all Grade II listed. The site is not in a conservation area but is close to Castlefield Conservation Area, which lies to the west. The site sits among a broad range of uses, including residential, entertainment, commercial and office uses.

The site is in a strategically important location for the city, close to public transport hubs and in an area that has witnessed significant investment and regeneration over the last 20 years. It is within the Whitworth Street West Strategic Regeneration Framework area (2008) and is within the zone of interest of the Knott Mill Masterplan. The Great Northern Manchester Central and Castlefield Quay Strategic Regeneration Framework (2017) areas lie to the north of the site.

The core components of the Whitworth Street West Strategic Regeneration Framework are: enhancing the quality of the City's primary gateway from the south; improving accessibility and connectivity; and achieving a sense of place. The Framework states that the key junctions of Medlock Street, Albion Street and Chester Road/Deansgate offer a unique opportunity for the development of landmark structures that maximise the beneficial impact of important vistas, enhance the visitor's sense of arrival, terminate key views and provide visual connectivity with the core of the city. The Framework considers the sites between Whitworth St West and the railway viaduct as suitable for large scale redevelopment.

The proposal comprises the demolition of the two existing buildings and the erection of a 44-storey residential building of up to 380 residential units (Use Class C3) with supporting amenity spaces, 85sqm of commercial space (Use Class E) and landscaping. Up to three parking bays for disabled people would be provided, along with secure cycle parking. The development would be delivered in a single phase.

In coming to a formal opinion on the scope of the Environmental Impact Assessment (EIA), Manchester City Council, as Local Planning Authority, has taken into account the supporting information contained within your Scoping Report.

I have now had a chance to consider your scoping request and I outline my response below. The scoping report has been the subject of consultation in accordance with the EIA Regulations.

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 (ES). This is also reflected in the nature of the consultation responses. You should note the specific points which have been made and particular regard should be given to these.

The following consultees were asked to comment on your request and full copies of the comments from those who responded have been provided to you:

- Manchester City Council (MCC), Head of Regulatory and Enforcement Services (Contaminated Land Section and Pollution Services)
- MCC, Head of Engineering Services (Highways)
- MCC, Flood Risk Management Team
- MCC, Refuse and Sustainability Team

- MCC, City Centre Regeneration
- MCC, Housing Strategy
- Greater Manchester Ecology Unit
- Greater Manchester Archaeological Advisory Service
- Environment Agency
- Greater Manchester Police
- Transport for Greater Manchester (TfGM)
- Natural England
- Cadent Gas
- Canal and River Trust
- United Utilities
- Historic England
- Manchester Airport Safeguarding (MAGS)
- National Air Traffic Services (NATS)

Scoping Report

I have the following specific comments to make in respect of the scoping report:

Items Proposed to be Included as Technical Chapters and Scoped In

Townscape and Visual Impact

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

Heritage

The comments within your scoping report are noted and are acceptable in terms of the items scoped in for consideration within the ES. However, in addition, you should take note of the comments made by Historic England and include the matters they suggest within the ES, ie the loss of Rowendale Street and the changes to the listed railway viaduct arch.

Noise and Vibration

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

Daylight/Sunlight/Overshadowing

The comments within your scoping report are noted and are acceptable in terms of their consideration within the ES. However, the following should also be included for consideration within the assessment:

325 - 327 Deansgate (Staycity)- under construction under planning reference 139059/JO/2024;

Beetham Tower, Deansgate; and

Rochdale Canal towpath, Whitworth Street West.

Solar Glare

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

Wind

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

Climate Change

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

Human Health

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

Socio-Economic

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

Cumulative Impacts

The scope of developments listed within Appendix 2 of the Scoping Report and the assessment of cumulative effects are considered to be acceptable and there are no additional schemes that would need to be included at this time.

Items Proposed to be Scoped Out

Within your scoping opinion, you have identified Agricultural Circumstances, Aviation, Traffic and Transport, Air Quality, Archaeology, Ground Conditions, Water Resources, Ecology, Television, FM Radio and DAB Radio Reception as items to be scoped out of the EIA. Your comments on these matters are noted and the City Council is in agreement that these matters can be scoped out of the EIA. This is provided that the applications are supported by the appropriate documentation as detailed within your scoping report, including details of any mitigation to minimise any effects as a result of the development.

The Canal and Rivers Trust have requested that the impact of piling works on the stability of neighbouring properties, in particular the retaining wall that supports Whitworth Street West above the Rochdale Canal, be scoped into the

EIA under the Noise and Vibration chapter. I do not consider that this matter needs to be scoped into the EIA, but it should be given consideration as part of the planning submission.

As a result of consultation with statutory consultees at this time, additional areas of work are not expected to form part of any EIA, other than those mentioned above. However, the Local Planning Authority reserves the right to seek further information in connection with the Environmental Statement as matters arise.

Should you wish to discuss any of the above, please contact Lucy Harrison.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Licensing and Building Control

ElASCO/24/004 - 2-4 Whitworth Street West Manchester M1 5WY

From Laura Miller [REDACTED]
Date Tue 05/11/2024 15:08
To Lucy Harrison <lucy.harrison@manchester.gov.uk>

Hi Lucy,

I have looked at the scoping opinion and agree with their decision to scope in Noise and Vibration and scope out air quality and ground conditions.

For this site Noise is going to be a particular issue with the proximity to Rebellion. I have been in some meetings with Deloitte and I believe that acoustic upgrades are required to Rebellion to reduce the noise break out (a similar issue arose for Axis and Buddha Bar required upgraded glazing/acoustic lobby), so that the internal levels can be achieved in the apartments without secondary glazing (which is not ideal for new builds)

I have also been in meetings about the waste strategy (and had a chat with Jen about it too), they are pushing for a 106 agreement to supplement with private collections but to date they have not been able to show a contingency should MCC end up doing the collections. They are trying to use Viadux as an example of this working in practice, but the 106 was only agreed after they failed to take our comments into account regarding waste and there was no other option. We will still be asking them to demonstrate a fall back position which complies with our waste guidance (as this is what the waste and recycling require from developers), Jen agrees that this needs to be provided by them too.

Kind Regards

Laura Miller (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: [REDACTED]
website: www.manchester.gov.uk
Telephone: [REDACTED]
Internal: [REDACTED]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

We are on X, for news and updates follow us [@EnvHealthMcr](#)

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Memorandum

To Lucy Harrison

From Laura Wareing

Date 31 October 2024

Subject **EIASCO/24/004**

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

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

EIASCO/24/004

Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) at 2 - 4 Whitworth Street West, Deansgate, M1 5WY.

CONTEXT

The proposals comprise the demolition two existing buildings and the erection of a 44 storey residential building providing circa. 380no. dwellings with 85sqm commercial use.

The site is located adjacent to adopted highway Whitworth Street West which is currently subject to works as part of the Deansgate and Whitworth Street West Active Travel Scheme. As part of the works, Whitworth Street West will be subject to one-way operation (eastbound) for general traffic with westbound bus-lane from Albion Street. Segregated cycle-lanes will be provided in both directions, along with bus stops, taxi rank, pay & display parking and blue-badge bays.

An EIA Scoping Report has been submitted for the proposed development which states that the design is currently within the development stage, and as such, the building form, mix of uses, development quantum, and design have not yet been fixed. The EIA Scoping Request is therefore based on a 'worst case' development scenario.

Traffic and Transport has been scoped out of the EIA on the basis that the development is car-free and an initial TRICS analysis shows that the trips generated by the proposals would be negligible - however the TRICS output has not been provided. The Scoping

Report states that sustainable travel will ne further encouraged with the provision of cycle parking and implementation of a Travel Plan.

In relation to the construction phase, the Scoping Report states that the site would generate up to 9 construction vehicle trips per hour, which would occur on a temporary basis which would also be supported by a Construction Management Plan.

The Scoping Report notes that a Transport Assessment (TA), Travel Plan, and Construction Management Plan (CMP) will be submitted as part of the forthcoming planning application.

TfGM have also been consulted on the proposals - comments of which are provided under separate cover.

HIGHWAYS RESPONSE

EIA - TRANSPORT

In relation to Traffic and Transport, whilst the referenced TRICS output has not been included, based on the justification provided, Highways agree that Traffic and Transport can be scoped-out as increases in traffic during the construction and operational phases are unlikely to meet the thresholds identified in IEMA Guidelines 'Environmental Assessment of Traffic and Movement' (2023). However, appropriate mitigation measures will need to be included within the submitted TA and CMP.

TRANSPORT ASSESSMENT

Ongoing scoping discussions are taking place in relation to the TA scope.

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, including an audit of existing infrastructure/services;
- 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 associated with the commercial uses;
- Provide justification for the proposed level of disabled parking;
- Assess areas for potential Car Club bay provision;
- Provide details plans showing extent of proposed stopping-up due to building colonnades/landscaping with remaining adopted footway width and pedestrian area beneath building oversail available for pedestrian movement.
- Plans should also assess how the proposals would affect/integrate with the Whitworth Street West Active Travel Scheme (i.e. proximity to bus stops).
- Provide plans showing other areas to be stopped-up (i.e. Rowendale Street and rear alley-ways);
- Undertake a review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development and identification of modifications;
- Provide details on/management of taxis and personal resident deliveries;
- Provide details on/management of refuse servicing and commercial deliveries, including potential implications on servicing arrangements associated with adjacent development plots (i.e. use of Cameron Street). Such operations may also need to be supported by a swept-path assessment.

The applicant should note that if the proposals result in the loss of existing pay & display parking spaces (either through direct impacts or replacement with Car Club Bay provision), such bays will need to be relocated to a suitable location to be agreed with MCC Highways/MCC Parking, or will be subject to a Commuted Sum of £50k per parking bay.

Highways would welcome any further TA scoping discussions prior to submission.

TRAVEL PLAN

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

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

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

The full Travel Plan should include tailored measures to overcome specific barriers, or take advantage of opportunities, presented by the site. The development, submission, implementation and monitoring of a Full Travel Plan will be conditioned with any planning consent.

CONSTRUCTION MANAGEMENT PLAN

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

It is recommended that the applicant has early engagement with MCC Highways Network Management Team and work closely to safely manage safety for all road use during the construction phase, particularly while there are ongoing constructions works in the vicinity of the site.

The CMP should identify any mitigation measures necessary to address any impacts during the construction phase of the proposed development. MCC Highways would request that a Construction Management Plan (CMP) is conditioned with any planning approval which should include the following:

- o The duration/phasing of construction works and associated vehicle trips;
- o Routing of construction traffic and associated swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Traffic Management measures for vehicles, pedestrians and cyclists;
- o Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality;

- o Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and
- o Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The Applicant should also note that MCC Highways also require information on proposed outline electricity/utility connection works and associated traffic management proposals prior to determination. This should be summarised within the submitted TA.

Highways Reference: 16297/PREAPP/2024

Fw: EIASCO/24/004|Request for Scoping opinion 2 - 4 Whitworth Street West Manchester - Ecology Unit Response

From Planning <Planning@manchester.gov.uk>

Date Mon 28/10/2024 08:59

To Lucy Harrison <lucy.harrison@manchester.gov.uk>

Information, Delivery & Support Team

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

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From: Derek Richardson [REDACTED]

Sent: 25 October 2024 15:28

To: Planning <Planning@manchester.gov.uk>

Subject: EIASCO/24/004|Request for Scoping opinion 2 - 4 Whitworth Street West Manchester - Ecology Unit Response

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Dear Sir/Madam

EIASCO/24/004|Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)| 2 - 4 Whitworth Street West Manchester M1 5WY

Thank you for consulting the Ecology Unit on the above Scoping Request.

I would consider that Ecology could be Scoped Out of an EIA for the proposals.

The development is unlikely to substantively affect any sites designated for their nature conservation interest, any notable habitats or any significant populations of specially protected or priority species.

Yours

Derek Richardson

Derek Richardson

Principal Ecologist

Planning and Transportation

Planning and Transportation

Place

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Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

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Application EIASCO/24/004 - 2-4 Whitworth Street West, Manchester - Scoping Opinion (Archaeology)

From Ian Miller [REDACTED]
Date Wed 23/10/2024 17:46
To Lucy Harrison <lucy.harrison@manchester.gov.uk>

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Good afternoon Lucy

RE: Application EIASCO/24/004 – Request for a Scoping Opinion - 2-4 Whitworth Street West, Manchester

Thank you for consulting GMAAS on the above application for a Scoping Opinion.

The application is supported by a Scoping Report prepared by Deloitte in September 2024. This comprehensive document considers archaeology and includes a detailed archaeological desk-based assessment as *Appendix 3*. The Scoping Report concludes that the delivery of the proposed scheme will not have any significant effects in respect of archaeological remains, and the loss of any such remains can be mitigated by a programme of intrusive archaeological investigations secured on any permission via appropriately worded conditions. It is considered that this approach will ensure there are no significant effects arising from the development.

GMAAS agrees with the conclusions drawn in the Scoping Report and recommends that archaeology as a topic is scoped out of the EIA process. It may be anticipated that intrusive archaeological investigation may ultimately be required in advance of development, although GMAAS will be content to see this work secured by condition in due course.

With kindest regards

Ian



University of
Salford
MANCHESTER

Ian Miller BA FSA
Heritage Management Director
Greater Manchester Archaeological Advisory Service
Centre for Applied Archaeology, Peel Building
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SCHOOL OF
**SCIENCE, ENGINEERING
& ENVIRONMENT**

Manchester City Council
Town Hall Albert Square
Manchester
Lancashire
M2 5DB

Our ref: SO/2024/124523/01
Your ref: EIASCO/24/004
Date: 18 November 2024

Dear Lucy Harrison,

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

2 - 4 Whitworth Street West Manchester M1 5WY

Thank you for consulting us on the above application on 8th October 2024.

Environment Agency Position

As part of this scoping opinion, we have reviewed the following document:

- EIA Scoping Report, 2 – 4 Whitworth Street West, Manchester. Produced by Deloitte, September 2024

Based on the document provided, there is a decision to ‘scope out’ issues associated with ground conditions and water resources. In addition, there has been a Phase 1 Geo-Environmental Investigation Report by IGE Consulting Ltd, produced August 2024 included, which details the history of the site and suggests a possible risk to controlled waters due to the site’s land use history.

We have no recommendation to the Local Planning Authority (LPA) that ground conditions and water resources are scoped into the final Environmental Impact Assessment (EIA) document.

Advice to LPA

However, we would advise the LPA that any future planning applications would likely require a recommendation from the Environment Agency to incorporate conditions requiring land contamination, remediation consideration and where necessary, clean up with appropriate validation and verification for the application. This would be to ensure that development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 180 of the National Planning Policy Framework (NPPF).

Cont/d..

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

Yours sincerely,

Chris Nugent
Planning Advisor

[Redacted signature]

Date: 29 October 2024
Our ref: 491645
Your ref: EIASCO/24/004



Manchester City Council
BY EMAIL ONLY

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

T 0300 060 900

Dear Sir or Madam,

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017): EIA Scoping opinion for redevelopment to include demolition of existing buildings & erection of residential building of up to 380 units
Location: 2 - 4 Whitworth Street West Manchester M1 5WY

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 18 October 2024, received on 18 October 2024.

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

A robust assessment of environmental impacts and opportunities based on relevant and up to date environmental information should be undertaken prior to a decision on whether to grant planning permission. Annex A to this letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for the proposed development.

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

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

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

Please send any new consultations or further information on this consultation to consultations@naturalengland.org.uk.

Yours faithfully

Loz BurrIDGE
Consultations Team

Annex A – Natural England Advice on EIA Scoping

General Principles

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

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

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

Cumulative and in-combination effects

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

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

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

Environmental data

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

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

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

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

Biodiversity and Geodiversity

General principles

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

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

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

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

Designated nature conservation sites

The proposal is unlikely to adversely impact any European or internationally designated nature conservation sites (including 'habitats sites' under the NPPF) or nationally designated sites (Sites of Special Scientific Interest, National Nature Reserves or Marine Conservation Zones).

Regionally and Locally Important Sites

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

Protected Species

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

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

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

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

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

District Level Licensing for Great Crested Newts

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

Priority Habitats and Species

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

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

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

The Environmental Statement should include details of:

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

Ancient Woodland, ancient and veteran trees

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

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

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

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

Biodiversity net gain

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

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

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

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

The metric should be used to:

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

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

Opportunities for wider environmental gains should also be considered.

Landscape

Landscape and visual impacts

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

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

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

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

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

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

Heritage Landscapes

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

Connecting People with nature

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

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

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

Soils and Agricultural Land Quality

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

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

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

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

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

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

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

Further information is available in the [Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites](#) and The British Society of Soil Science Guidance Note [Benefitting from Soil Management in Development and Construction](#).

Air Quality

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

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

reduce environmental damage from air pollution.

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

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

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

Water Quality

The planning system plays a key role in determining the location of developments which may give rise to water pollution, and hence planning decisions can have a significant impact on water quality, and land. The assessment should take account of the risks of water pollution and how these can be managed or reduced. A number of water dependent protected nature conservation sites have been identified as failing condition due to elevated nutrient levels and nutrient neutrality is consequently required to enable development to proceed without causing further damage to these sites. 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.

Climate Change

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

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

The Natural England and RSPB [Climate Change Adaptation Manual](#) (2020) provides extensive information on climate change impacts and adaptation for the natural environment and adaptation focussed nature-based solutions for people. It includes the Landscape Scale Climate Change Assessment Method that can help assess impacts and vulnerabilities on natural environment features and identify adaptation actions. Natural England's [Nature Networks Evidence Handbook](#) (2020) also provides extensive information on planning and delivering nature networks for people and biodiversity.

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

Contribution to local environmental initiatives and priorities

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

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Your Ref EIASCO/24/004
Our Ref CRTR-PLAN-2024-42884
Friday 01 November 2024

Dear Lucy Harrison,

Proposal: Residential development of circa 380 dwellings

Location: 2-4, Whitworth Street, Manchester

Waterway: Rochdale Canal

Thank you for your consultation on the above scoping opinion.

The Trust are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The Trust own and manage the Rochdale Canal, which lies in a cutting to the north of the application site.

We wish to provide comments on the following aspect of the Scoping Report:

Daylight/Sunlight and Overshadowing

Whilst we note the proposed inclusion of a Daylight/Sunlight and Overshadowing Chapter, our analysis of the Scoping Report highlights a risk that this will prioritise impacts to the internal living conditions on neighbouring property and not focus on impacts to outside spaces which could be significant.

The proposed building would be located directly to the south of the canal, and has the potential to result in substantial shading to the canalside area. As the canal is already in a cutting, there is a risk that further overshadowing could significantly degrade the attractiveness of the canalside path and the waterspace for walking, cycling and leisure use.

The table on page 45 does suggest that impacts to amenity areas will be considered. We do request, however, that the Scoping Report is amended to ensure that the canal and adjacent towpath are specifically mentioned so that the Impact Assessment fully considers impacts to the canal area.

We consider this to be important in order to ensure that the development complies with the aims of adopted policy JP-G3: River Valleys and Waterways from the adopted Places for Everyone document, which seeks to protect watercourses as central

Canal & River Trust Planning Team

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW
T: 0151 355 5017 E: nationalwaterwaysmuseum@canalrivertrust.org.uk W: canalrivertrust.org.uk

components of the Green Infrastructure Network. This includes a need to help maintain their role for providing public recreation and enjoyment.

Nosie and Vibration

There is a risk that piling works could result in significant vibrations that could result in damage to the retaining wall that supports Whitworth Street above the canal. In the interests of land stability, we request that vibrations should be controlled and monitored (with monitoring at the position of the wall undertaken) to mitigate against this risk.

The scoping document does not identify the risk of vibrations to neighbouring property, including neighbouring retaining structures. **We therefore request that this is included and scoped into the Environmental Statement so that the risks can be fully assessed.**

Other Comments

Our consent as Landowner and Navigation Authority would be required for works taking place in proximity to the canal. This would include any oversailing of the canal by cranes on site.

In our capacity as landowner, we advise that the applicant/undertaker would likely be required to comply with the Trust's 'Code of Practice for Works affecting the Canal & River Trust' (available at: <https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>).

The applicant/developer is advised to contact the Canal & River Trust's Infrastructure Services Team via switchboard on 0303 040 4040 should they have any questions or require further information upon the Code.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Simon Tucker MRTPI
Area Planner

[Redacted Signature]

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust Planning Team

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW
T: 0151 355 5017 E: nationalwaterwaysmuseum@canalrivertrust.org.uk W: canalrivertrust.org.uk

EIASCO/24/004 Scoping Opinion

From Leamey, Helen [REDACTED]
Date Fri 25/10/2024 13:47
To Lucy Harrison <lucy.harrison@manchester.gov.uk>

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Your Ref: EIASCO/24/004

Our Ref: DC/24/2593

Location: 2 - 4 Whitworth Street West Manchester M1 5WY

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

Dear Planning Team

United Utilities wish to make the following comments regarding the proposal detailed above.

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, a sewer and a water main cross the site boundary. The precise location of these assets (and their associated easement strip) 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 us as early as possible. If the applicant hasn't already done so, they can take advantage of our free pre-development service by emailing SewerAdoptions@uuplc.co.uk or by visiting our website <https://www.unitedutilities.com/builders-developers/your-development/planning/pre-development-guidance/>.

Please feel free to contact me should you have any further queries.

Kind regards



Helen Leamey MRTPI

Town Planner

Planning, Landscape and Ecology

Asset Management

unitedutilities.com

Please note I am not available on Mondays

Our Planning Team can be contacted by email at 

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Historic England

Ms Lucy Harrison
Manchester City Council
Planning
PO Box 532
Town Hall
MANCHESTER
M60 2LA

Direct Dial: [REDACTED]

Our ref: PL00797192

30 October 2024

Dear Ms Harrison

**EIASCO/24/004 | Request for Scoping opinion | 2 - 4 Whitworth Street West
Manchester M1 5WY**

Thank you for consulting Historic England. I have reviewed the document submitted and I agree with the outcome of the EIA Scoping Report (Deloitte, September 2024) that Built Heritage should be included in the Environment Statement. I do not agree however, that the loss of Rowendale Street and the changes to the listed railway viaduct arch by attaching a gate should be scoped out.

Yours sincerely,

Louise Davies
Inspector of Historic Buildings and Areas
[REDACTED]



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

Telephone 0161 242 1416
HistoricEngland.org.uk

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

CONSULTATION RESPONSE: EIASCO/24/004

From Diane Jackson [REDACTED]
Date Tue 22/10/2024 08:59
To Lucy Harrison <lucy.harrison@manchester.gov.uk>

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Reference: EIASCO/24/004 - Request for Scoping Opinion
Location: 2-4 Whitworth Street West, Manchester

Our Reference: 2024/350

Dear Lucy,

Thank you for consulting with the aerodrome safeguarding authority for Manchester Airport on this Scoping Opinion Request for the EIA for 2-4 Whitworth Street West, Manchester.

We agree with the statement in the Report at Chapter 4. It will be necessary to undertake impact assessments for radar interference and infringement of protected surfaces (OLS & IFPs). It is likely that mitigation measures can be made to resolve any negative impacts.

We do endorse the value of promoting early engagement with stakeholders and the only judge of whether there will be a radar interference issue is NATS. We would therefore urge consultation with them to discuss the implications of proposals as they take shape.

Sincerely,

Diane Jackson - MAG Group Aerodrome Safeguarding Team
[Stansted Airport](#) | [East Midlands Airport](#) | [Manchester Airport](#)

MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX
m: [REDACTED]
e: [REDACTED]
www.magairports.com



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Fw: EIA Regulation Request for Scoping Opinion - 2 - 4 Whitworth Street West [SG38314]

From Planning <Planning@manchester.gov.uk>
Date Mon 21/10/2024 15:10
To Lucy Harrison <lucy.harrison@manchester.gov.uk>

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

Please consider the environment before printing an e-mail.

From: NATS Safeguarding [REDACTED]
Sent: 21 October 2024 14:19
To: Planning <Planning@manchester.gov.uk>
Subject: RE: EIA Regulation Request for Scoping Opinion - 2 - 4 Whitworth Street West [SG38314]

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Our Ref: SG38314

Dear Sir/Madam

NATS has assessed the proposal and has determined that the scale of the proposal and distance from its M10 radar located at Manchester airport is sufficient to cause radar reflections. These can cause false aircraft targets to appear on air traffic control displays and causes an impact on the safety of its operation. Notwithstanding its assessment, NATS is satisfied that consented buildings along Great Jackson Street, for which mitigation has been agreed, will shield the development thus reducing the risk of any impact. However, as the order of construction or any changes to this or neighbouring schemes can alter the risk, NATS recommends that the Applicant remains engaged and brings to its attention any proposed changes. NATS will be formally consulted once a formal planning application is submitted, but to reduce the risk of any objection it welcomes early engagement from this or any other Applicant seeking high rise development in the area. At this time, either than recommending engagement, NATS has no specific views on the Scoping Opinion.

Yours faithfully

NATS

E: [REDACTED]

4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL
www.nats.co.uk



NATS Internal

From: planning@manchester.gov.uk <planning@manchester.gov.uk>
Sent: Friday, October 18, 2024 11:58 AM
To: NATS Safeguarding [REDACTED]
Subject: EIA Regulation Request for Scoping Opinion - 2 - 4 Whitworth Street West

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Please see attached request for scoping opinion under reference EIASCO/24/004.

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

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