

7th October 2024

Jennifer Atkinson
Manchester City Council
Planning Department
PO Box 532
Manchester
M60 2LA

Dear Jennifer,

REQUEST FOR A SCREENING OPINION FOR A RESIDENTIAL-LED DEVELOPMENT OF UP TO 135 DWELLINGS (USE CLASS C3) UNDER PART 4 OF THE TOWN AND COUNTRY PLANNING (EIA) REGULATIONS 2017 (AS AMENDED)

AT FORMER PARTICULAR BAPTIST CHURCH, 35 ROCHDALE ROAD, MANCHESTER

Please find enclosed an EIA Screening Request made under Part 4 of the Town and Country Planning (EIA) Regulations 2017 (as amended).

The site is currently occupied by the former Particular Baptist Church and its curtilage it is edged by Rochdale Road to the south-east; Sharp Street to the north-east; and Dyche Street to the north-west.

Following pre-application discussions with senior officers at the Council, it is accepted that an Environmental Statement is required. A Scoping Report has been prepared by Zerum and this seeks to agree the proposed methodology for the topics which are anticipated to have significant environmental effects. These topics are:

- Daylight and Sunlight;
- Greenhouse Gas Emissions;
- Heritage;
- Townscape and Visual Impact Assessment;
- Socio-Economics;
- Wind Microclimate; and
- Air Quality.

This request is accompanied by the following information as required by Part 4 Regulation 15(2):

Requirement	Information submitted
A plan sufficient to identify the land	Location Plan by Hodder + Partners
A brief description of the nature and purpose of the development, including its location and technical capacity;	Enclosed in Section 2 of the Screening Report prepared by Zerum
An explanation of the likely significant effects of the development on the environment; and	Enclosed in Section 6 of the Screening Report prepared by Zerum
Such other information or representation as the person making the request may wish to provide or make.	Enclosed in the Screening Report prepared by Zerum

We look forward to receiving a formal Scoping opinion within the timescales set out in Regulation 15(5).

Should you require any further information to aid you in your decision, please do not hesitate to contact me.

Yours sincerely,

Deborah Baker Barnett
Associate Director