



Environmental Impact Assessment: Scoping Report

Ryebank Fields
Residential Development

On behalf of Step Places, Southway Housing Trust Limited
and Manchester Metropolitan University
November 2024

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1 INTRODUCTION

Overview

- 1.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared on behalf of Step Places, Southway Housing Trust and Manchester Metropolitan University (the “Applicants”) in respect of a proposed residential development on land at Ryebank Fields, Chorlton, Greater Manchester (the “site”), which is approximately 4.6 hectares (ha). The Scoping Report seeks to agree the content of the forthcoming Environmental Statement (ES) to support a full planning application for residential development at the site.
- 1.2 The site is situated within the administrative area of Manchester City Council (MCC).
- 1.3 This Scoping Report has been prepared to accompany a formal EIA Scoping Request to MCC under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018)¹.

Requirements of the Environmental Impact Assessment Process

- 1.4 The EIA process is the mechanism by which development proposals are appraised in terms of environmental and socio-economic criteria in order to provide an assessment of likely significant effects.
- 1.5 The purpose of the EIA is to establish the baseline condition of the existing site and its surroundings and compare the baseline with the scenario once the proposals are in place, in order to identify the likely significant environmental effects that may arise as a result. This requires consideration of effects during construction, including any demolition or enabling works, and effects once a development is operational together with any cumulative effects. The document produced as a result of the EIA process is known as the Environmental Statement (ES).
- 1.6 The procedures for carrying out EIA of a development project are set out within the EIA Regulations 2017 (as amended). The EIA Regulations require that for certain projects, an EIA must be undertaken. Schedule 1 of the 2017 Regulations lists developments that always require EIA. Schedule 2 of the EIA Regulations lists

¹ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/571).

developments that may require EIA if it is considered that they could give rise to significant environmental effects.

- 1.7 The Proposed Development is not Schedule 1 development, for which EIA would be mandatory. However, developments such as the one proposed are classified as Schedule 2, Class 10 *'Infrastructure Projects', Subsection (b) Urban development project, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas'*.
- 1.8 The EIA Regulations identify a series of thresholds for Schedule 2 projects to assist with establishing whether the potential for significant environmental effects exists such that an EIA would be required. The EIA Regulations state that for Urban Development Projects an EIA may be required if:
- "(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or*
- (ii) the development includes more than 150 dwellings; or*
- (iii) the overall area of the development exceeds 5 hectares."*
- 1.9 The EIA Regulations require that any development project falling within the description of a 'Schedule 2 Development', should also be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of factors such as its nature, size or location (Regulation 2b).
- 1.10 The Applicant intends to submit an ES in support of the planning application as discussed during pre-application discussions with MCC. This is to determine if there is a likelihood for significant environmental effects, the content or 'scope' of which is set out and discussed throughout this document.

Purpose of the Scoping Report

- 1.11 This Scoping Report has been prepared to accompany a formal EIA Scoping Opinion request under Regulation 15 of the EIA Regulations 2017. The purpose of the Scoping Opinion request is to seek a formal view from MCC (and other consultees where relevant) on the information to be contained within the ES which will accompany the forthcoming planning application on the site.
- 1.12 In accordance with Regulation 15, paragraph 2, this Scoping Report contains:

- A plan sufficient to identify the land (refer to the Site Location plan contained in **Appendix 1**);
 - A brief description of the nature and purpose of the development, including its location and quantum (refer to Sections 3 and 4 of this report);
 - An explanation of the likely significant effects of the development on the environment and subsequent topics to be 'scoped-in' to the assessment (refer to Sections 7-9 of this report); and
 - Such other information or representations as the person making the request may wish to provide or make.
- 1.13 Specifically, this Scoping Report seeks to identify those likely significant environmental effects which could occur as a result of the Proposed Development and are subsequently proposed to be assessed in the EIA process, and reported within the resultant ES. Discussion and reasoned justification will also be provided within this report on topics which are proposed to be 'scoped out' of the EIA process.
- 1.14 This Scoping Report is submitted to MCC as part of the formal request for a Scoping Opinion and we welcome comment on the proposed scope and content of the ES from MCC and other consultees that they wish to nominate, in accordance with Regulation 15.
- 1.15 It is requested that the Applicant is informed of those consultees who are notified of this Scoping Request.

The Environmental Assessment Team

- 1.16 The ES will be compiled using a wide range of source with inputs from competent experts. The organisations and their roles in the project team are listed in Table 1 below.

Table 1: The Environmental Assessment Team

Discipline	Organisation
EIA Project Management	Asteer Planning
Ecology and Arboriculture	Urban Green
Socio economics and Health	Pegasus
Climate Change	Ridge

Structure of the Scoping Report

1.17 The remainder of this EIA Scoping Report is divided into the following Sections:

- **Section 2: Topics to be 'scoped in' and content of the ES**
 - Each proposed environmental topic to be considered in the ES.
- **Section 3: EIA Methodology**
 - A summary of the relevant EIA legislation and EIA process.
- **Section 4: Site Description**
 - An overview of the site and surrounding area.
- **Section 5: The Proposed Development and Alternatives**
 - An overview of the proposed development and alternatives.
- **Section 6: Planning Policy Context**
 - A summary of the relevant planning policy and history
- **Section 7-9: Technical Chapters**
 - Individual discussions on each topic to be assessed within the ES, including information regarding specific methodology
- **Section 10: Topics proposed to be 'Scoped Out' of the ES**

- Each environmental topic not proposed to be considered in the ES is discussed in turn.
- **Section 11: Structure of the ES**
 - The structure and format of the ES document is outlined.
- **Section 12: Environmental Statement Scoping Summary**

2 TOPICS TO BE 'SCOPED IN' AND LAYOUT OF THE ES

Environmental Topics

- 2.1 Table 2 lists the environmental topics specified within the EIA Regulations as to potentially be considered as part of the EIA process. The table also summarises whether these topics are considered relevant to include within the EIA process, and where such topics will be considered within the ES where applicable. Where a topic has been scoped out, the reasoning is fully explained within Section 10.

Table 2: Summary of Proposed ES Scope

EIA Topic	Scoped In / Out	Where Addresses with ES (if applicable)
Population	Scoped in	Considered within the Socio economics chapter
Human Health	Scoped in	Considered within the Socio economics chapter
Biodiversity (e.g. flora and fauna)	Scoped in	Considered within the Ecology chapter
Land (e.g. land take)	Scoped out	No significant environmental effects considered likely for the purposes of EIA.
Soil	Scoped out	No significant environmental effects considered likely for the purposes of EIA.
Water	Scoped out	No significant environmental effects considered likely for the purposes of EIA.
Air	Scoped out	No significant environmental effects considered likely for the purposes of EIA.
Climate	Scoped in	Considered within the Climate Change chapter.
Material Assets	Scoped out	No significant environmental effects considered likely for the purposes of EIA.
Cultural Heritage	Scoped out	No significant environmental effects considered likely for the purposes of EIA.
Landscape	Scoped out	No significant environmental effects considered likely for the purposes of EIA.
Interrelationship between above factors	Scoped in	Within each topic chapter and / or in Summary chapter.

- 2.2 In the context of the above environmental topics, it is proposed that the resultant ES will include the following disciplines / chapters each of which is further discussed below:

- Introduction
- EIA Scope and Methodology
- Site Description

- Proposed Development and Alternatives
- Planning Policy Context
- Ecology and Arboriculture
- Socio economics and Health
- Climate Change
- Residual Effects and Mitigation Summary
- Glossary
- A separate Non-Technical Summary will also be provided.

Introduction

- 2.3 This chapter of the ES will provide an introduction to the document and present details of the ES structure and context, in addition to how consultees and members of the public can comment on the document or obtain additional copies.

EIA Scope and Methodology

- 2.4 This chapter provides a summary of the agreed scope of assessments to be considered within the ES, with reference to consultation responses and explains the methodology used to prepare the technical chapters, including reference to the general approach in determining significance. Information in relation to cumulative effects is also set out within this chapter, along with any limitations or assumptions used throughout the ES.

Application Site

- 2.5 This chapter will describe the site's location, context, existing use and features.

Proposed Development and Alternatives

- 2.6 This chapter will provide a comprehensive description of the Proposed Development, including the construction process, and any relevant details on assumed timescales and phasing.

- 2.7 The EIA will be based on a series of detailed plans submitted for approval. These plans alongside the site extent, written description of development and construction information will form the basis of the assessment.

Planning Policy Context

- 2.8 This chapter will provide a review of the relevant policy and guidance and will provide a planning history for the site.

Discipline Specific Chapters

- 2.9 Each discipline will be covered in an individual chapter with the further information on disciplines to be included and assessment methodologies are provided below in Section 7 – 9. Each chapter will also provide an assessment of cumulative effects where relevant to each individual assessment.

Summary Chapter and Non-Technical Summary

- 2.10 A chapter summarising each of the above discipline's findings will be presented. A separate Non-Technical Summary will also be provided in accordance with the EIA Regulations.

3 EIA METHODOLOGY

Legislative Requirements

- 3.1 The EIA process will be undertaken in accordance with the requirements of the EIA Regulations 2017. Specifically, Schedule 4 (Regulation 18 (3)), sets out the information for inclusion in ESs, as replicated within **Appendix 2** and summarised as follows:

Part 1:

- **'A description of the development'** - including information on the location of the development, the physical characteristics of the development, the main characteristics of the operational phase, and estimate of expected residues and emissions.

Part 2:

- **'A description of the reasonable alternatives studied by the developer'** – for example with regard to development design, technology, location, size and scale, and an indication of the main reason for selecting the chosen option.

Part 3:

- **'A description of the relevant aspects of the current state of the environment (baseline scenario)'**- including how the baseline might evolve if the development were not to proceed.

Part 4:

- **'A description of the factors specified in regulation 4(2) likely to be significantly affected by the development'** – including with regard to population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

Part 5:

- **'A description of the likely significant effects of the development on the environment'** - including with regard to construction, existence and demolition works, the use of natural resources, emission of pollutants and the disposal of waste, the risks to human health, cultural heritage or the environment (for example due to accidents or disasters), cumulative effects with other developments, vulnerability with respect to climate change and the technologies and substances to be used.
 - The description of the likely significant effects should cover 'direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development'

Part 6:

- **'A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment'** - including details of difficulties (technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

Part 7:

- **'A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment'** - including where appropriate with regard to: any proposed monitoring arrangements (for example the preparation of a post project analysis).
 - The description should explain the 'extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset', and should cover both the construction and operational phases.

Part 8:

- **'A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned'**. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events

on the environment and details of the preparedness for and proposed response to such emergencies.

Part 9:

- **'A non-technical summary** of the information provided under paragraphs 1 to 8'.

Part 10:

- **'A reference** list detailing the sources used for the descriptions and assessments included in the environmental statement'.

The EIA Process

3.2 Each of the topic areas 'scoped in' to the EIA, will undergo the following main steps:

Baseline Studies

3.3 Baseline conditions will be established within each of the individual environmental assessments through the use of a number of sources including, desk top review of existing available data, site specific survey work, and consultation.

Assessment of Environmental Effects and Evaluation of Significance

3.4 The EIA Regulations require that the ES identifies 'likely significant effects of the Proposed Development on the environment'. It is recognised in the EIA Regulations however that not all environmental effects are considered significant.

3.5 The evaluation and determination of significant effects will be carried out using specific criteria defined within each of the technical chapters of the ES. Where available, published standards and guidelines will be used as the basis for the significance criteria.

3.6 The proposed methodologies for individual environmental topics are discussed in the subsequent section. However, in many disciplines the following basic approach is utilised:

- The sensitivity of the receiving environmental receptor is evaluated using defined criteria.
- The nature of the impact is established in terms of its duration, extent, frequency, likelihood of occurrence, reversibility, and compliance with recognised standards.

- The magnitude of the impact is determined. The magnitude of change is a consideration of how much the impact alters the baseline condition.
- The significance of the effect is determined by cross referencing the sensitivity of the receptor with the magnitude of change on the receptor.

3.7 It should be noted that environmental effects may be direct or indirect, secondary, cumulative, transboundary, short, medium, long-term, permanent and temporary, positive and negative effects of the development and this will be noted in the ES. Effects will be considered both during the enabling works phase and construction phase (when the development is being built and which are often temporary effects) and following completion of the development (often permanent effects). Cumulative effects will also be considered (as discussed below). Given the nature and intended longevity of the Proposed Development's operational life, decommissioning is not appropriate to consider. Accordingly, the ES will focus on the potential likely significant effects during the construction and operational phases only.

Mitigation Measures and Residual Effects

3.8 Following the assessment of effects, mitigation measures to reduce and avoid these effects will be identified and detailed. Mitigation measures considered may include modification of the proposals, integral mitigation (referred to as 'embedded mitigation'), or secondary measures. Any residual effects following the implementation of mitigation measures will be determined accordingly. The residual effects represent the overall likely significant effect of the Proposed Development on the environment having taken account of practicable/available mitigation measures.

Cumulative and In-combination Effects

3.9 The ES will respond to the requirement in the Regulations to assess the cumulative effects of the Proposed Development which will specifically consider two types of effect:

- Intra-project Cumulative Effects: The combined effect of individual effects (for example noise, airborne dust or traffic) on a single receptor where deemed potentially significant; and
- Inter-project Cumulative Effects: The combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effect.

- 3.10 With respect to inter-project cumulative effects, the Regulations state that consideration should be given to “*other existing and/or approved projects*” (Schedule 4, 5e). This is further supported by the Planning Practice Guidance which states “*There are occasions.....when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development.*” (Paragraph: 024 Reference ID: 4-024-20170728).
- 3.11 Regard will therefore be had to relevant “*existing and/or approved projects*”, which alongside the development of the proposals at the site, could potentially result in cumulative significant effects (discussed further below). It is relevant to note however that not all these projects will necessarily have the potential for cumulative effects.
- 3.12 It is also acknowledged that there may be other proposals which are considered as “*reasonably foreseeable*” as referred to within the European Guidance in relation to the definition of cumulative effects. It is important to recognise that it is not the role of the ES to assess all these types of potential developments and a staged approach in identifying which ‘other sites’ are relevant to consider is appropriate.
- 3.13 A review has therefore been undertaken of relevant “*existing and/or approved projects*” and also other potential developments which have been subject to planning applications which may be consented during the time at which this ES is prepared. This review is set out in the table below. Where developments are fully operational, these will be included in the baseline where relevant to the technical assessment.
- 3.14 Whilst this Scoping Report seeks to identify relevant schemes to be considered, it is to be acknowledged that the extent to which schemes need to be considered within each environmental discipline will inevitably vary.
- 3.15 The below table summarises the above process and sets out the potential ‘cumulative schemes’ and whether these are considered appropriate to assess and in what manner.

Table 3: Cumulative Developments

Application Reference	Description	Distance	Status
99795/OUT/20	Former Kellogg's Site Talbot Road Stretford M16 0PG Outline planning application (all matters reserved except for access) for the redevelopment of the site for up to 750no residential dwellings (Use Class C3); local centre and office uses (Use Class E); education (Use Class F1); hotel (Use Class C1); drinking establishment (sui generis); energy centre (Use Class B2) uses and associated infrastructure and open space, with access from Talbot Road.	850m north	Approved July 2022 – currently under construction
103844/HYB/21	Land At Stretford Mall And Lacy Street Chester Road Stretford M32 9BD Full planning permission for the demolition of specified buildings; and outline planning permission with all matters reserved except for access for a mixed-use development comprising: up to 13,000 sqm of commercial, business and service floorspace (Use Class E); up to 2,800 sqm of public house or drinking establishment floorspace (Sui Generis); up to 720 sqm of learning and non-learning institutions (Use Class F1); up to 2,400 sqm for local community uses (Use Class F2); up to 800 residential units (Use Class C3); public realm and landscaping; highways improvement works; and other associated infrastructure	1.35km west	Approved April 2023 – currently under construction

- 3.16 On review of recent planning approvals and planning application submissions in the surrounding area, the team is not aware of any other projects within the vicinity of the site which would be required to be considered as part of a cumulative assessment, however the Applicant welcomes confirmation.

Preparation of the ES

- 3.17 In accordance with the Regulations, the ES will be prepared by “competent experts”, as listed at the outset of this report. A statement outlining the relevant experience of the experts who have undertaken the assessment and drafted the technical chapters within the ES will be provided. For example, Section 18 of the EIA Regulations state:

*“(5) In order to ensure the completeness and quality of the environmental statement—
(a) the developer must ensure that the environmental statement is prepared by competent experts; and*

(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts”.

4 SITE DESCRIPTION

The Site

- 4.1 The location and extent of the site is shown on the Site Location Plan provided at **Appendix 1**. The site lies within the administrative authority of MCC.
- 4.2 The site is situated adjacent to Longford Park, approximately 550m north west of Chorlton-cum Hardy centre and 1.2km east of Stretford, Old Trafford. The site is predominantly grassland accommodating a range of trees within the site.
- 4.3 The land use to the north, south and east comprises residential development. To the west lies Longford Park, within which lies the Trafford Athletic Club. To the southeast of the site lies the St Johns RC Primary School.
- 4.4 Access to the site is provided from the north via Rye Bank Road and from the south via Longford Road and Ryebank Road. The nearest tram stop (Firwood) – is located approximately 500m to the northeast of the site.
- 4.5 The closest ecologically designated site is Brookheys Covert Site of Special Scientific Interest (SSSI) which is approximately 7.74km south west of the site. The very north eastern tip of the site is slightly within the SSSI risk zone, however it is not a development type within the criteria which would require consultation with Natural England. There are three Local Nature Reserves within 2.5km of the site.
- 4.6 The site is not within an Air Quality Management Area (AQMA), however at its closest point, the Manchester City Council AQMA is approximately 200m north of the site.
- 4.7 The site is entirely within Flood Zone 1 from river and sea flooding. The site is predominantly at no risk of surface water flooding, however there is a linear strip through the centre of the site which is between low to high risk, which is associated with Nico Ditch.
- 4.8 There are 15 Grade II Listed Buildings within approximately 1km of the site, the closest being Chorlton Library, approximately 510m south east of the site. There are two Scheduled Monuments within 5km of the site, the closest being Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields 480m SSE of Platt Hall, approximately 4.2km east of the site.

- 4.9 The site is not in or within the vicinity of any statutory landscape designations including Areas of Outstanding Natural Beauty.
- 4.10 There are no Public Rights of Way (PRoW) within the site, the closest being (approx. 410m south west of the site) south of Edge Lane which travels south through Turn Moss.

5 THE PROPOSED DEVELOPMENT & ALTERNATIVES

The Proposed Development

- 5.1 The planning application will be submitted in full detail and will seek permission for 120 residential units on land at Ryebank Fields, Chorlton and include layout, appearance, access and landscaping details.
- 5.2 It is anticipated the planning application will seek approval for the following:
- “Proposed residential development including access, car parking provision, open space and landscaping, sustainable drainage features and other associated works.”*
- 5.3 The retention of the existing perimeter trees is a key element to the landscaping proposals. Retention of the trees along the western boundary will also ensure the interface with Longford Park is maintained.
- 5.4 Access to the site is proposed from the north via Rye Bank Road and from the south via Longford Road and Ryebank Road.

Alternatives

- 5.5 The 2017 EIA Regulations require that the ES provide:
- “A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.”*
- 5.6 Therefore, the ES will define the following types of alternatives considered by the Applicant:
- The ‘do nothing’ alternative: Consideration of the impacts in the absence of the development;
 - Alternative layout and designs: A description of the design evolution based on environmental constraints, potential effects and other considerations, with a description and account of the main reasons why alternative layouts were dismissed and why the preferred design option was selected.

6 PLANNING POLICY CONTEXT

- 6.1 This section provides a review of the planning policy context, including the adopted Development Plan.

Planning Background

- 6.2 The adopted development plan comprises:
- Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan (adopted March 2024)
 - The Manchester Core Strategy (adopted July 2012) and the Addendum to Manchester Core Strategy 2024
 - Saved policies of the Manchester Unitary Development Plan (adopted July 1995)
- 6.3 The Ryebank Road Development Framework, which was approved by Manchester City Council in 2019, does not form part of the Adopted Development Plan but will be an important material consideration in the determination of the planning application.

7 ECOLOGY AND ARBORICULTURE

Introduction

- 7.1 The Ecology and Arboriculture chapter will consider the likely significant effects of the Proposed Development with respect to ecological and arboricultural impacts. The assessment will be undertaken by Urban Green.

Relevant Policy and Guidance

National Planning Policy

- National Planning Policy Framework (NPPF, 2023)

Local Planning Policy

- The Manchester Core Strategy (2012-2027)
- The Greater Manchester Biodiversity Action Plan (BAP)

Relevant Guidance

- CIEEM Guidelines for Ecological Impact Assessment (EcIA) (2018)
- Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists (2023)
- Natural England Standing Advice for Badgers (2015)
- Badgers and Development (Scottish Natural Heritage, 2001)
- CIEEM Guidelines for Preliminary Ecological Appraisal (PEA) (2017)
- UK Habitat Classification (UKHab) (2020)
- BS 5837:2012 Trees in Relation to Design, Demolition, and Construction – Recommendations

- 7.2 For a comprehensive list of all local, national policy, wildlife legislation considered as part of the ecological surveys undertaken, please refer to the individual ecology reports listed in Section 7.3 (below).

Preliminary Assessment of Baseline Conditions

Baseline Ecology & Arboricultural Surveys

- 7.3 The following Ecology and Biodiversity surveys (including the production of technical reports) have been completed at the site in late-2023 and 2024 to inform the Proposed Development:
- Badger (*Meles meles*) Surveys – including monitoring surveys using camera trap equipment (Urban Green, 2024b);
 - Bat Activity Surveys, including walking transects and the deployment of static detectors (Urban Green, 2024c);
 - Biodiversity Net Gain (BNG) surveys and assessments, including condition assessments of habitats (Urban Green, 2024d);
 - Botany Surveys – specifically searching for Schedule 8 plant species (Urban Green, 2024e);
 - Preliminary Ecological Appraisal (PEA), including a UK Habitat Classification (UKHab) and ecological desk study (including the purchase of third-party biological records) - (Urban Green, 2024f); and
 - Nesting Bird Checks (following a Precautionary Method of Works document) (Urban Green, 2024g).
- 7.4 An Arboricultural Impact Assessment (AIA), including the production of a technical report (Urban Green, 2023a), was also produced for the Proposed Development by Urban Green in December 2023.
- 7.5 All surveys were undertaken during a suitable survey window in accordance with the relevant good practice guidance. For exact survey timings of each survey undertaken, please refer to the individual reports (referenced above).

Designated Sites

- 7.6 There are no statutory designated wildlife sites of international importance (Ramsar), Special Protection Areas (SPA), or Special Areas of Conservation (SAC)) within 10km of the site.
- 7.7 Two statutory sites of national importance are present within 10km of the site. The closest being Brookheys Covert Site of Special Scientific Interest (SSSI) located approximately 7.8km to the southwest of the site. Durham Park SSSI is located 9.5km from the site. The site falls outside the Impact Risk Zone of these SSSI sites. The main habitats at both SSSI are broadleaved, mixed and yew woodland.
- 7.8 The closest statutory sites of local importance to the Proposed Development site is Chorlton Ess and Ivy Green Local Nature Reserve (LNR) located approximately 1.1km southwest of the site.
- 7.9 The closest non-statutory designated wildlife sites is Bridgewater Canal Site of Biological Importance (SBI) located approximately 930m south of the site.

Habitats

- 7.10 During the UKHab survey, the site was found to comprise of a mosaic of habitats including: other neutral grassland (g3c), modified grassland (g4), bramble scrub (h3d), broadleaved woodland (w1g), mixed scrub (h3h), Developed land; sealed surface (u1b), lines of trees (w1g6), ditch (r2b 191) and individual trees (Urban Green, 2024f).
- 7.11 The majority of the site was defined by a large parcel of other neutral grassland (g3c) that spanned much of the site's central habitat. This habitat is infrequently managed, comprising a tussocky sward, with prominent desire lines leading through and around the parcel, indicating public use. Areas of scattered scrub, scattered rushes, and tall herb, as well as scattered trees were also present within the parcel. The grassland appeared to be subject to regular anthropogenic disturbance, likely relating to recreational activities and dog walking (Urban Green, 2024f).
- 7.12 Additionally, a large portion of the site's periphery comprised areas of broadleaved woodland (w1g), particularly the northern and western boundaries, though small compartments were also present along the eastern and southern boundaries. The third most dominant habitat type was scrub (in its various forms), typically interspersed with

grassland habitat. All other habitat types were minor in terms of size and overall composition (Urban Green, 2024f).

Arboricultural Surveys

- 7.13 The arboricultural survey assessed a total of twenty-seven individual trees, twenty-six tree groups, and four woodlands (Urban Green, 2023a).
- 7.14 Two individual trees, three tree groups, and four woodlands were assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; twenty-one individual trees and seventeen tree groups were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and four individual trees and six tree groups were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.
- 7.15 A desk study exercise conducted as part of the arboricultural survey confirmed that no Tree Preservation Orders (TPOs) are present within the site extent and the site does not fall within a conservation area.

Vascular Plants & Invasive Non-Native Species INNS

- 7.16 No species with strict legislative protection (i.e. require licencing or notification to Natural England) were recorded on the site as part of the botany specific surveys undertaken by Urban Green (Urban Green, 2024d). Instead, only flowering plant species that require landowner permission prior to 'uprooting/damage' were found (Urban Green, 2024e), according to the Wildlife and Countryside Act 1981 (as amended).
- 7.17 Two non-native invasive flora species were identified during the survey: three corned garlic (*Allium triquetrum*) and variegated yellow archangel (*Lamium galeobdolon* subsp. *argentatum*), which are both listed on Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species Order 2019 as invasive non-native species (Urban Green, 2024e).

Biodiversity Net Gain

- 7.18 The BNG assessment was conducted in October 2023 using the Statutory Biodiversity Metric to calculate the existing biodiversity habitat units of the site.
- 7.19 The site has a baseline value of 37.73 for area habitats, 0.91 for linear hedgerow habitats and 0.29 for watercourse habitats (Urban Green, 2024d).

- 7.20 The site has a high baseline unit for area habitats, which is largely due to the site being comprised of medium distinctiveness habitats which are predominantly in moderate condition. The baseline unit value for hedgerow and watercourse habitats is comparatively low as fewer of these habitats are present (Urban Green, 2024d).

Fauna

- 7.21 Numerous records of protected and notable species were returned during the desk study phase of the PEA, namely relating to invertebrates, amphibians, badger, bats, birds, and hedgehog (Urban Green, 2024f).
- 7.22 A lack of records was returned for other protected or notable species such as non-native invasive flora, great crested newt (*Triturus cristatus*), white clawed-crayfish (*Austropotamobius pallipes*), hazel dormice (*Muscardinus avellanarius*), reptiles, red squirrel (*Sciurus vulgaris*), otter (*Lutra lutra*) and water vole (*Arvicola amphibius*) (Urban Green, 2024f).
- 7.23 Five trees and one woodland block (four categorised as 'low' and one categorised as 'moderate' under BCT 2016 guidelines) with the potential to support roosting bats were identified within the site boundary; [confidential information relating to badger setts redacted]; disused bird nests were recorded on site, confirming the presence of breeding, common bird species as part of the PEA assessment (Urban Green, 2024f).
- 7.24 When combining the desk study information with the habitats recorded both on and adjacent to the site, it was assessed that the site was either confirmed to support or assessed as likely to support the following species groups:
- Amphibians;
 - Badger (including their setts);
 - Bats (including potential tree roosts);
 - Birds;
 - Invertebrates; and
 - Hedgehog (*Erinaceus europaeus*).

- 7.25 In the case of bats and badger, phase II protected species surveys were undertaken as they were assessed as likely to occur on site and therefore without further survey information, wildlife legislation could be contravened during the project. The key results of these surveys are summarised below.

Bats Surveys

- 7.26 A suite of night-time bat walkover and automated static deployment surveys have been undertaken at the site during the optimal survey season of 2024 (specifically, between May and September).
- 7.27 The site was found to support a low level of bat activity overall. The north-eastern extent and southern woodland parcel on site were found to support higher levels of bat activity (in connection with the larger woodland habitat parcels recorded on site) than other areas of the site (Urban Green, 2024c).
- 7.28 A minimum of five bat species were recorded utilising the site extent, however bat activity was dominated by common pipistrelle (*Pipistrellus pipistrellus*), with only occasional occurrences of soprano pipistrelle (*Pipistrellus pygmaeus*) and rare occurrences of brown long-eared (*Plecotus auritus*), *Myotis* sp., and noctule (*Nyctalus noctula*) (Urban Green, 2024c).

Badger Surveys

- 7.29 Two periods of monitoring were undertaken on site. The first monitoring period was completed between 22nd May 2024 and 18th June 2024, whilst the second monitoring period was undertaken between 8th July 2024 and 18th July 2024.
- 7.30 [Confidential information relating to badger setts redacted].

Potential Effects (including identification of specific receptors)

- 7.31 The initial assessment findings has identified the following receptors which could be affected by the Proposed Development.

Designated Sites

- 7.32 Brookheys Covert SSSI is the closest statutory designated site of national importance, located approximately 7.8km from the site boundary. Given the proposals are confined to the site boundary there are no possible direct, negative impacts that could result from the Proposed Development. Moreover, namely due to the distance between the site boundary and the SSSI, combined with the lack of hydrological linkages between these areas, no meaningful indirect impacts are anticipated during the construction phase of the works. This reasoning holds true (and is extended) for all other statutory designated sites that lie beyond Brookheys Covert SSSI.
- 7.33 Notwithstanding this, as the Proposed Development comprises the construction of 120 residential dwellings, visitor pressure (realised during the operational phase of the Proposed Development) on the SSSI could lead to damage of its qualifying features (e.g. via trampling of sensitive habitats). SSSIs are protected under the Wildlife and Countryside Act (1981), as amended from damage. Impacts by means of visitor pressure will therefore be assessed.
- 7.34 The closest statutory sites of local importance to the Proposed Development is Chorlton Ess and Ivy Green Local Nature Reserve (LNR) located approximately 1.1km southwest of the site. Protection afforded to LNRs are typically associated with local plans and by-laws. Impacts by means of visitor pressure will therefore be assessed.
- 7.35 Potential impacts to statutory designated sites have been scoped in for further ecological assessment.

- 7.36 The closest non-statutory designated wildlife sites is Bridgewater Canal Site of Biological Importance (SBI) located approximately 930m south of the site. Given canal sites are primarily constructed of artificial materials (concrete, hardstanding etc.) it is not anticipated that visitor pressure would affect the site in any meaningful way. For this reason, potential impacts to non-statutory designated sites have been scoped out from further ecological assessment.

Habitats

Broadleaved Woodland

- 7.37 Broadleaved woodland is a Habitat of Principal Importance (HPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006).
- 7.38 The Proposed Development may result in the direct impact to broadleaved woodland on site.
- 7.39 Some tree removal may be required in order to facilitate the creation of the proposed residential dwellings, causing the direct loss of woodland habitat within the site extent.
- 7.40 Broadleaved woodland is an important habitat for many species of fauna providing roosting, nesting and foraging opportunities (namely in the context of birds and bats).
- 7.41 Therefore, there is likely to be a direct impact to broadleaved woodland on site and is therefore scoped in for further ecological assessment.

Vascular Plants & INNS

- 7.42 No vascular plant species that receive strict legal protection were recorded during the botanical surveys. Vascular plants are, therefore, scoped out from further assessment.
- 7.43 INNS plant species are present on site and could spread during the construction phase of the works which would be an offence. For this reason, INNS plant species are scoped in for further assessment.

Arboriculture

- 7.44 The Proposed Development is likely to necessitate the removal of two small sections of BS5837: 2012 'High Quality' A category woodland (W34 & W35) and several trees from two 'High Quality' groups (G33 & G56). Three 'Moderate Quality' B category trees, seven

'Moderate Quality' groups, a section of a further B category group along with several 'Low Quality' trees and groups are also likely to require removal.

- 7.45 Therefore, there is likely to be a direct impact to arboriculture on site and this topic is scoped in for further assessment.

Fauna

- 7.46 The proposed works have the potential to impact local populations of notable fauna through direct, indirect and cumulative pathways such as:

- Loss of habitat;
- Loss of resting places;
- Habitat fragmentation;
- Altered habitat quality; and
- Change to population dynamics, distribution and abundance of notable fauna.

- 7.47 This assessment has been made by reviewing the phase II ecology surveys in combination with the PEA process, during which the results of the ecological desk study, as well as the UK Habitat Classification survey were assessed against the development proposals.

Bats

- 7.48 All UK bat species are strictly protected under the Habitats and Species Regulations (2017) as well as the Wildlife and Countryside Act (WCA) (1981), as amended.
- 7.49 The Proposed Development may result in the loss of potential roosting sites and foraging areas. Furthermore, in the absence of mitigation, felling of trees on site could result in the killing and injuring of individual bats.
- 7.50 Therefore, impacts to bats in the form of roosting and foraging is scoped in for further ecological assessment.

Breeding Birds

- 7.51 All active bird nests are protected through the WCA (1981) making it an offence to intentionally damage or destroy a bird nest when in active use.
- 7.52 Habitats on site such as mature trees and scrub were assessed as suitable to support common birds species in a nesting context. Ground nesting behaviour was ruled out due to the visitor pressure (Urban Green, 2024e). The Proposed Development may lead to the direct loss of suitable nesting habitat and potential nest sites of common bird species.
- 7.53 In the absence of mitigation, it is likely that there would be an impact to breeding birds in the form of damage or destruction of active bird nests. For that reason, impacts to breeding birds are scoped in for further ecological assessment.

Invertebrates

- 7.54 The habitats present on site are not synonymous with invertebrates species that hold a nationally important status. The proposed works during the construction and operational phases are not anticipated to have any meaningful impacts on invertebrate species as a whole. Therefore, invertebrates have been reasonably scoped out.

Badger

- 7.55 [Confidential information relating to badger setts redacted].
- 7.56 In the absence of mitigation and licencing, there is a risk that individual badgers may be impacted by the Proposed Development through direct killing and injuring during the construction phase of the Proposed Development. Therefore, badgers and their setts are scoped in for further ecological assessment.

Amphibians

- 7.57 Common amphibians (such as common toad, common frog) may be present on site, however, their legal protection status (under the WCA 1981) protects them from sale only. Rather common amphibians receive indirect protection under local plans and policy that typically aim to 'conserve and enhance' biodiversity. Moreover, their national abundance high.
- 7.58 In light of these factors, although small numbers of individual common amphibians may be directly impacted by the Proposed Development (during the construction phase), it is

not anticipated that that this would have any meaningful impact on the population of these species at a local level or greater. For that reason, amphibians will likely be unaffected by the Proposed Development (in a meaningful way) and are therefore scoped out from further ecological assessment.

- 7.59 The assessment will be undertaken in line with the scope as discussed and agreed with MCC.

Scope and Methodology of Assessment (including significance criteria)

- 7.60 It is recommended that that an Ecological Impact Assessment (EclA) 'Main Report' is produced, covering the following ecological items:

- Designated Sites
- Broadleaved Woodland
- Arboriculture
- Bats
- Birds
- Badger

- 7.61 This should be accompanied by relevant figures and technical baseline reports, based on the findings of the surveys, as required.

- 7.62 The EclA would contain an impact assessment, conforming to the Chartered Institute of Ecology and Environmental Management (CIEEM) 2018 guidance. This is suitable and the EIA process for quantifying impacts will be followed, as per Section 3 of this Scoping Report.

- 7.63 The results of which will be presented in the ES Chapter.

- 7.64 Standardised significance criteria used to describe the significance of effects is as follows:

- Major Beneficial;
- Moderate Beneficial;

- Minor Beneficial;
- Negligible;
- Minor Adverse;
- Moderate Adverse; and,
- Major Adverse.

Preliminary Discussions of Potential Mitigation and Enhancement Measures

Designated Sites

- 7.65 It is yet to be determined what impact visitor pressure will have on nearby designated sites. This will be quantified within the Ecology ES chapter. Notwithstanding this, it may be appropriate and proportionate to mitigate visitor pressure by installation of signage and information boards, dog waste bins and related measures. The aim being to inform the public about the sensitive habitats within each designated site and encourage considerate recreational behaviour.

Arboriculture (including Broadleaved Woodland)

- 7.66 Where feasible, the planting of new trees will likely be suitable to compensate for the loss of trees felled as part of the Proposed Development. Moreover, the protection of retained trees will be the primary mechanism for preserving existing, mature trees on site. This will involve the implementation of root protection zones and associated strategies, dependent on the location and specifics of each tree.
- 7.67 Losses with respect to priority habitat broadleaved woodland will be considered in detail as part of the Biodiversity Net Gain – Design Stage assessment. For this reason, losses will be adequately compensated for; likely within offsite locations or via the purchase of BNG credits from a regional habitat bank.

Bats

- 7.68 Tree climbing surveys and/or dusk emergence surveys will likely be required prior to the felling of some trees identified as having the potential to support a bat roost. Moreover, other trees with a lower likelihood of bat roosting potential will only require a check by a suitably qualified ecologist to guide felling works.

- 7.69 In the case of bat foraging habitat, it is likely that the enhancement of existing habitat for bats (i.e. planting of trees and shrubs that encourage insects within woodland ground flora layer), as well as creation of new habitats on site, will be sufficient to mitigate for the minor loss of bat foraging habitat.

Birds

- 7.70 It is likely that timing of vegetation or tree felling works outside of the core nesting season (i.e. undertaking the works between September and February) will be sufficient to avoid impacts to commonly occurring bird species. In the event this is not feasible, vegetation checks completed by an Ecological Clerk of Works (ECoW) immediately prior to clearance activities should be sufficient to safeguard common bird species, their nests, eggs and young.

Badger

- 7.71 A badger licence from Natural England will likely be required to lawfully proceed with the works and avoid any unintended, negative impacts to badgers and their setts. It is likely that some of the setts will require 'closing' under a said licence, whilst others deemed a sufficient distance from the Proposed Development footprint can remain open.

Cumulative Effects

- 7.72 Cumulative effects will be assessed within this chapter of the ES relevant to ecology and arboriculture. This will assess the cumulative effects of the Proposed Development in conjunction with any committed developments within the vicinity of the sites identified through the scoping process (refer to section 3).

8 SOCIO ECONOMICS AND HEALTH

Introduction

- 8.1 The socio economics and health chapter will consider the likely significant effects of the Proposed Development with respect to socio economic indicators and health and wellbeing determinants. The assessment will be undertaken by Pegasus.

Relevant Policy and Guidance

National Planning Policy

- 8.2 The National Planning Policy Framework² (NPPF) is built around a policy commitment to sustainable development and establishes the social and economic role of the planning system.

Local Planning Policy

- 8.3 Relevant Local Plans and Strategies will be reviewed including, but not limited to:
- **Places For Everyone**³ is the principal document guiding development in Manchester, along with the wider Greater Manchester area. The Places for Everyone plan sets out a vision to '*make Greater Manchester one of the best places in the world to group, get on and grow old*'. This vision includes a strategic objective to meet housing need by increasing net additional dwellings, increasing the number of affordable homes, and providing a diverse mix of housing.
 - **The Manchester Core Strategy**⁴ outlines Manchester City Council's vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.
 - **The Manchester Housing Strategy**⁵ explains how Manchester City Council will deliver homes over the ten year period 2022-2032 to meet the wants and needs of

² National Planning Policy Framework, Ministry of Housing, Communities and Local Government; December 2023.

³ Places for Everyone, Greater Manchester Combined Authority; March 2024.

⁴ Manchester Core Strategy, Manchester City Council; July 2012.

⁵ Manchester Housing Strategy, Manchester City Council; July 2022.

residents. The Council will be boosting housing supply to solve the issue of undersupply, with around 36,000 homes to be delivered over the ten year period.

- **Investing in Success: An Economic Strategy For Manchester**⁶ sets out the Council's aspiration to make Manchester's economy attractive, competitive and resilient, as well as socially equitable and environmentally responsible, whilst becoming a net-contributor to UK GDP. The Strategy lists a number of growth enablers, one of which is housing.
- **The Manchester Population Health Plan**⁷ outlines how the health and wellbeing of the population will be improved up to the year 2027. The plan focuses on five priorities: the first 1,000 days of a child's life, work and its positive impact on health, making social connections and changes that matter, an age-friendly Manchester, and action on preventable early deaths.

Relevant Guidance

- 8.4 There is no specific guidance available which establishes a methodology for undertaking socio-economic effects of a Proposed Development in the context of an EIA. Accordingly, the approach adopted for this assessment is based on professional experience and best practice, and in consideration of the policy requirements/tests set out within the NPPF, and the development plan framework.

Preliminary Assessment of Baseline Conditions

- 8.5 The assessment will establish baseline socio-economic conditions within those areas likely to be affected by the Proposed Development. Study areas are defined based on an understanding of relevant local and wider economic geographies, and the extent to which socio-economic effects are likely to be contained within these established statistical geographies. It is proposed to analyse data (where available) for the following geographies: Manchester (district); the North West region; and England. Where available, ward and Lower Super Output Area (LSOA) level data will also be analysed, including from the 2021 Census for relevant indicators.

⁶ Investing In Success: An Economic Strategy For Manchester, Manchester City Council; December 2023.

⁷ Manchester Population Health Plan, Manchester City Council; September 2018.

8.6 Baseline socio-economic conditions will be established using the most up-to-date available secondary data, establishing the extent to which the following key indicators have changed over time:

- **Population:** Between 2013 and 2023 the population of Manchester grew by 13.5%. This compares to growth of 7% for both the North West and England. The fastest growing age group in Manchester in this time was those aged 16-64 with an increase of 14.2%. The number of people aged 0-15 also increased 12.6% and those aged 16-64 increased by 10.6% between 2013 and 2023.
- **Employment:** Based on data from the Office for National Statistics (ONS), as of 2022, there are 357,000 jobs in Manchester. This is a rise of 21% (75,000) since 2015. This increase was above the growth that was seen in the North West (9.3%) and England (7.8%) between 2015 and 2022.
- **Economic Output:** Between 2012 and 2022, gross value added (GVA) in Manchester grew by 53.3% (£14.1billion) to reach £31.5billion. This was above the growth in GVA that was seen in the North West (50.7%) and England (48.9%).
- **Deprivation:** The Proposed Development falls across two LSOA boundaries: Manchester 029C and 029D. Based on data from the Index of Multiple Deprivation (IMD), Manchester 029C has an overall rank of 22,064, putting it in the top 40% least deprived LSOAs in England. Manchester 029D has an overall rank of 18,913, putting it in the top 50% least deprived LSOAs in England.

8.7 Other key indicators that will be included in the baseline analysis are:

- Construction.
- Unemployment, including the claimant count.
- Economic activity.
- Education provision.
- Healthcare provision.
- Open space and public realm.
- Crime.
- Health profile of the local area.

- Community infrastructure provision.

Potential Effects (including identification of specific receptors)

8.8 During the construction phase, it is anticipated that the Proposed Development will generate the following socio-economic effects:

- Employment – direct, indirect and induced jobs based in the local and wider impact areas, growing employment levels in their respective economies.
- Economic output – measured in Gross Value Added (GVA) generated by the employment supported during the construction phase.
- Disturbance to neighbourhood amenity – potential for disturbance to nearby receptors as a result of construction activities.

8.9 Once complete and operational, it is anticipated that the socio-economic effects associated with the Proposed Development will include the following:

- Economy – measured by consideration of household spend, first occupation, the increase in economically active people in Manchester and Council Tax.
- Housing – measured in terms of the contribution of the Proposed Development towards the housing delivery target in Manchester.
- Access to education provision – potential impacts on education provision as a result of the Proposed Development once operational for up to three miles from the site.
- Access to healthcare provision – potential impact on healthcare provision as a result of the Proposed Development once operational.
- Access to open space – considering the impact on the provision of open space for public use up to 1km from the site.
- Health and wellbeing – potential for effects on health and wellbeing of nearby existing and future residents as a result of the Proposed Development once operational.

- 8.10 Table 8.1 presents a summary of the scope of the assessment, including consideration of potential effects, the study areas within which the effect is applicable, and the relevant receptors.

Table 8.1: Summary of assessment scope

Potential effect	Relevant study area	Potential receptor(s)
CONSTRUCTION		
Employment	• Local scale	• Local workforce
Economic contribution	• Local scale	• Local economy
Neighbourhood amenity	• Local Scale	• Local residents
OPERATION		
Economy	• Local Scale	• Local economy and local residents
Housing	• Local scale	• Local economy
Access to Education	• Local Scale	• Local residents
Access to Healthcare	• Local Scale	• Local residents
Access to Open Space	• Local Scale	• Local residents
Health and Wellbeing	• Local Scale	• Local residents

Scope and Methodology of Assessment (including significance criteria)

- 8.11 There is no overarching Government guidance that sets out the preferred methodology for assessing the likely socio-economic effects of development proposals. Accordingly, the approach adopted for the assessment will be based on professional experience and best practice, and in consideration of the policy requirements/tests set out within the NPPF and Manchester's adopted local planning policy.
- 8.12 The first step in the assessment will be to identify the sensitivity of the receptors. In socio-economic assessments, receptors are not sensitive to changing environmental conditions in the same way as many environmental receptors are. To address this, the assessment will draw on a combination of measurable indicators (jobs, population, etc.) and a consideration of the importance of the receptor in policy terms to gauge the receptor's sensitivity. The sensitivity criteria proposed to be used in the Socio-Economics ES chapter is presented in **Table 8.2**.
- 8.13 The magnitude of change upon each receptor will then be determined by considering the predicted deviation from baseline conditions, both before and, if required, after mitigation. The magnitude of effect criteria proposed to be used in the Socio-Economics ES chapter is presented in **Table 8.3**.

- 8.14 Wherever possible the magnitude of change will be quantified. Where this is not possible, for example in relation to the social related considerations, consideration of magnitude of change will be on a qualitative basis and justified through baseline research, a review of relevant policy, and professional judgement.

Table 8.2: Criteria for Sensitivity of Receptor

Sensitivity	Evidence for Sensitivity Assessment
High	Evidence of direct and significant socio-economic challenges relating to receptor. Accorded a high priority in local, regional or national economic regeneration policy. Evidence of direct and significant socio-economic challenges including: • Areas of population increase / decrease well in excess of / below regional / national averages. • Areas with levels of unemployment well in excess of / below regional / national averages and high levels of relative deprivation (i.e. top 10%). • Areas with claimant count well in excess of / below regional / national averages. • Areas with economic activity rate well in excess of / below regional / national averages. • Areas within which social and community infrastructure (e.g. education, healthcare and community facilities) have no capacity / are over-subscribed. • Areas with a considerable shortfall of open and recreational space / poor-quality resources, or tourist attractions of national importance, national cycle routes and national trails and no potential for substitution. • Areas with life expectancy / healthy life expectancy far lower than the regional / national averages. • Areas with identified health inequalities well in excess of the regional / national averages, such as in respect of obesity and heart disease in the case of adults, and childhood obesity.
Medium	Some evidence of socio-economic challenges linked to receptor, which may be indirect. Change relating to receptor has medium priority in local, regional and national economic and regeneration policy. Some evidence of socio-economic challenges, including: • Areas of population increase / decrease in excess of / below regional / national averages. • Areas with levels of unemployment above / below regional / national averages and levels of relative deprivation (i.e. top 50%). • Areas with claimant count well above / below regional / national averages. • Areas with economic activity rate above / below regional / national averages. • Areas within which social and community infrastructure (e.g. education, healthcare and community facilities) have limited capacity. • Areas with a shortfall of open and recreational spaces / moderate-quality resources, or tourist attractions / recreational provision of regional importance and limited potential for substitution. • Areas with life expectancy below the regional / national averages. • Areas with identified health inequalities above the regional / national averages, such as in respect of obesity and heart disease in the case of adults, and childhood obesity.

Sensitivity	Evidence for Sensitivity Assessment
Low	Little evidence of socio-economic challenges relating to receptor. Receptor is accorded a low priority in local, regional and national economic and regeneration policy. Little evidence of socio-economic challenges, including: • Areas of population increase / decrease in line with regional / national averages. • Areas with levels of unemployment in line with regional / national averages and levels of relative deprivation (i.e. bottom 50%). • Areas with claimant count in line with regional / national averages. • Areas with economic activity rate in line with regional / national averages. • Areas within which social and community infrastructure (e.g. education, healthcare and community facilities) have some capacity. • Areas with a surplus of open and recreational space / high-quality resources or recreational provision of local importance only. • Areas with life expectancy in line with regional / national averages. • Areas with identified health inequalities in line with the regional / national averages, such as in respect of obesity and heart disease in the case of adults, and childhood obesity.
Negligible	No socio-economic issues relating to receptor. Receptor is not considered a priority in local, regional and national economic development and regeneration policy. No socio-economic issues relating to a receptor, including: • No or little change in population. • Areas with levels of unemployment less than regional / national averages and low levels of relative deprivation (i.e. bottom 10%). • Areas with claimant count higher than average regional / national averages. • Areas with economic activity rate higher than average regional / national averages. • Areas within which social and community infrastructure (e.g. education, healthcare and community facilities) have substantial surplus capacity. • Areas with a considerable surplus of open and recreational space / high-quality resources, or, conversely, no provision of any tourism or recreational facilities to be considered as sensitive. • Areas with higher than average life expectancy compared with regional / national averages. • Areas with better than average health indicators compared with the regional / national averages, such as in respect of obesity and heart disease in the case of adults, and childhood obesity.

Table 8.3: Criteria for Magnitude of Effect

Magnitude of Impact	Description / Criteria
High	Proposed Development would cause a large change to existing socio-economic conditions in terms of absolute and/or percentage change. • Greater than 5% increase / decrease on existing baseline levels of employment. • Greater than 5% increase / decrease in GVA from baseline. • Considerable increase in wages paid to on-site workers. • Considerable increase in business rates generated by the Proposed Development. • Greater than 5% increase / decrease in provision of open and recreational space. • Considerable increase in spend associated with the on-site workers and households. • Considerable increase in the likely eventuality of crime due to design / intended use of the proposals. • Considerable increase in demand on social and community infrastructure with no capacity / decrease in demand on social and community infrastructure with ample surplus capacity. • Considerable increase in availability of non-healthy food outlets. • Considerable increase in opportunities for physical activity
Medium	Proposed Development would cause a moderate change to existing socio-economic conditions in terms of absolute and/or percentage change. • 1% - 5% increase / decrease on existing baseline levels of employment. • 1% - 5% increase / decrease in GVA from baseline. • Moderate increase in wages paid to on-site workers. • Moderate increase in business rates generated by the Proposed Development. • 1% - 5% increase / decrease in provision of open and recreational space. • Moderate increase in spend associated with the on-site workers and households. • Moderate increase in the likely eventuality of crime due to design / intended use of the proposals. • Moderate increase /decrease in demand on social and community infrastructure with limited capacity. • Moderate increase in availability of non-healthy food outlets. • Moderate increase in opportunities for physical activity.
Low	Proposed Development would cause a minor change to existing socio-economic conditions in terms of absolute and/or percentage change. • Limited increase / decrease on existing baseline levels of 0.1% - 0.99% increase / decrease on existing baseline levels of employment.

	• 0.1% - 0.99% increase / decrease in GVA from baseline. • Limited increase in wages paid to on-site workers. • Limited increase in business rates generated by the Proposed Development. • 0.1% - 0.99% increase / decrease in provision of open and recreational space. • Limited increase in spend associated with the on-site workers and households. • Limited increase in the likely eventuality of crime due to design / intended use of the proposals. • Limited increase / decrease in demand on social and community infrastructure with surplus capacity. • Limited increase in availability of non-healthy food outlets. • Limited increase in opportunities for physical activity.
Negligible	No discernible change in baseline socio-economic conditions.

- 8.15 There are no industry standard significance criteria for the assessment of socio-economic effects. The assessment is quantitative where possible. In circumstances where this is not possible, the assessment is qualitative in nature and based on professional judgement. The significance of effect is identified by combining the sensitivity of the receptor against the magnitude of impact using the matrix in **Table 8.4**.

Table 8.4: Significance of Effect

Magnitude of Change	Sensitivity of Receptor				
		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

- 8.16 The results of the assessment will be presented in the ES Chapter.
- 8.17 Standardised significance criteria used to describe the significance of effects is as follows:
- Major Beneficial;
 - Moderate Beneficial;
 - Minor Beneficial;
 - Negligible;
 - Minor Adverse;
 - Moderate Adverse; and,
 - Major Adverse.

Preliminary Discussions of Potential Mitigation and Enhancement Measures

- 8.18 Requirements for mitigation and opportunities for enhancement measures will be identified within the assessment.

Cumulative Effects

- 8.19 Cumulative effects will be assessed within this chapter of the ES relevant to socio economic and health. This will assess the cumulative effects of the Proposed Development in conjunction with any committed developments within the vicinity of the sites identified through the scoping process (refer to section 3).

9 CLIMATE CHANGE

9.1 The Climate Change chapter will assess the likely significant effects of the Proposed Development with respect to impacts on potential climate change effects. This is carried out for both the effects on the climate (including an assessment of the predicted greenhouse gas (GHG) emissions of the Proposed Development); and the potential effects of climate change on the development itself. In relation to the Proposed Development, the purpose of the climate change chapter is therefore to consider both:

- Climate change mitigation (i.e. acknowledging that all greenhouse gas emissions (GHGs) play a part cumulatively in climate change, and identifying ways in which these can be reduced); and
- Climate change resilience (i.e. the measures the Proposed Development will use to adapt to the manifestations of a changing climate).

9.2 The chapter will be prepared by Ridge and Partners LLP.

Relevant Policy and Guidance

Legislation

9.3 The Climate Change Act 2008 committed the UK to an 80% reduction in carbon emissions relative to the levels in 1990, to be achieved by 2050. The UK Government set carbon budgets 1 to 5 to meet the 80% emission reduction target.

9.4 In June 2019, secondary legislation was passed that extended that target to require that the UK reduce all greenhouse gas emissions to net zero by 2050 relative to 1990 levels. In April 2021, the Government confirmed its intention to ratify 'The Sixth Carbon Budget' which effectively requires a 78% reduction in UK territorial emissions between 1990 and 2035. The UK's Nationally Determined Contribution is on the pathway to the 2050 net zero target.

National Planning Policy

9.5 Section 14 of the National Planning Policy Framework (NPPF) specifically addresses the challenge of climate change. It states that: '...New development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through

suitable adaptation measures, including through the planning of green infrastructure; and

- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the government's policy for national technical standard Local Plan and supplementary guidance...'

Local Planning Policy

Places for Everyone Joint Development Plan

- 9.6 The Places for Everyone Joint Development Plan (2024) is the document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. With respect to climate change and sustainability considerations, the following policies are included within the Places for Everyone Joint Development Plan. Further details of these policies will be included within the Climate Change ES Chapter.

- Policy JP-S2: Carbon and Energy
- Policy JP-S4: Flood Risk and the Water Environment
- Policy JP-P1 Sustainable Places

Manchester Core Strategy

- 9.7 The Manchester Core Strategy (2012) is the Adopted Development Plan for Manchester City Council. With respect to climate change and sustainability considerations, the following policies are included within the Manchester Local Plan Core Strategy (2012). Relevant extracts are provided below. Further details of these policies will be included within the Climate Change ES Chapter.

- Policy EN4: Reducing CO₂ Emissions by Enabling Low & Zero Carbon Development
- Policy EN5: Strategic Areas for low and zero carbon decentralised energy infrastructure
- Policy EN6: Target Framework for CO₂ reductions from low or zero carbon energy supplies
- Policy EN 8 Adaptation to Climate Change

- Policy EN 14 Flood Risk

Relevant Guidance

IEMA (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance (2nd Edition)

- 9.8 This document is the key guidance for assessing the impact of a project on climate change. It reflects the 2019 amendment to the UK's legally binding Climate Change Act 2008 in response to the Paris Agreement, setting a new and challenging target to reduce UK GHG emissions to net zero by 2050, accounting for residual emissions which are offset. The guidance confirms that all emissions contribute to climate change, however specifically in the EIA context it provides relative significance descriptions to assist assessments. It sets out levels of significance which are not solely based on whether a project emits GHG emissions alone, but how the project makes a relative contribution towards achieving a science-based 1.5°C aligned transition towards net zero.

IEMA (2020) EIA Guide to: Climate Change Resilience & Adaptation

- 9.9 This document provides guidance for considering the vulnerability of a project to climate change (climate change resilience). It provides a framework for the effective consideration of climate change resilience and adaptation in the EIA process.

RIBA (2021) RIBA 2030 Climate Challenge v2

- 9.10 The Royal Institute of British Architects (RIBA) have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050. The voluntary operational energy and water use and embodied carbon performance targets that are set out in the 2030 Climate Challenge have been developed by the RIBA consultation with experts across the industry. The targets consider the latest recommendations from the Green Construction Board and are aligned with other built environment professional bodies.
- 9.11 The RIBA 2030 Climate Challenge targets for residential buildings are shown in Table 9.2 below.

Table 9.2 RIBA 2030 Climate Challenge CO₂eq targets for residential buildings

RIBA Sustainable Outcomes Metrics	Business as Usual	2025 Targets	2030 Targets
Operational Energy kWh/m ² /y	120kWh/m ² /y	<60kWh/m ² /y	<35kWh/m ² /y
Embodied Carbon kgCO ₂ e/m ²	1200kgCO ₂ e/m ²	<800kgCO ₂ e/m ²	<625 kgCO ₂ e/m ²

UK Net Zero Carbon Buildings Standard Pilot Version

- 9.12 The pilot version of a new UK Net Zero Carbon Buildings Standard (UKNZCBS) was published in September 2024. This includes *'technical details on how a building should meet the Standard, including what limits and targets it needs to meet, the technical evidence needed to demonstrate this and how it should be reported. In the future, projects will be able to verify that a project conforms to the Standard.'*
- 9.13 The UKNCZBS includes specific limits for each year from 2025 to 2050 for upfront carbon and operational energy. The UKNZCBS also uses energy use intensity as a metric for operational energy (kWh/m²GIA/yr) and CO₂eq for upfront carbon.

Preliminary Assessment of Baseline Conditions

Impact of the project on climate change

- 9.14 In relation to the impact of the project on climate change, i.e. Greenhouse Gas (GHG) emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the site remains as it is. The site is currently predominantly grassland and therefore it is assumed that there are no GHG emissions associated with the site in the baseline scenario.

Climate Change Resilience

- 9.15 The existing baseline for the climate change resilience assessment is the current climate in the location of the Proposed Development. Historic climate data obtained from the Met Office website (accessed October 2024) recorded by the closest meteorological station to the Proposed Development (Woodford Station) for the 30-year climate periods of 1981-2010 and 1991-2020 is summarised in the below table and shows an increase in the average annual maximum daily temperature.

Table 9.3 Historic Climate data recorded by the closest meteorological station

Climate Period	1981-2010		1991-2020	
Climatic factor	Month	Figure	Month	Figure
Average annual maximum temperature (°C)	-	13.2°C	-	13.6°C
Warmest month by maximum temperature (°C)	July	20.2°C	July	20.7°C
Coldest month by maximum temperature (°C)	January	6.9°C	January	7.1°C
Mean annual rainfall levels (mm)	-	867.05mm	-	868.40mm
Wettest month on average (mm)	October	98.83mm	December	96.98mm
Driest month on average (mm)	February	51.46mm	March	52.53mm

- 9.16 The Met Office baseline climate averages for the North West England and North Wales District (Met Office Website, accessed October 2024) identify gradual warming between 1961 and 2010. Information on mean maximum annual temperatures (°C) and average annual rainfall (mm) is summarised in the below Table.

Table 9.4 Historic climate data for the NW England and N Wales District

Climate period	Mean maximum annual temperatures (°C)	Mean annual rainfall (mm)
1961-1990	11.75°C	1260.19mm
1971-2000	12.04°C	1275.09mm
1981-2010	12.35°C	1304.79mm
1991-2020	12.66°C	1337.93mm

- 9.17 The Met Office website (accessed October 2024) confirms that past severe weather events in the last 5 years have included record breaking heatwaves, severe flooding, severe winter weather with significant snowfalls, and storm and high wind events.
- 9.18 UK Climate Projections published in 2018 (UKCP18) have been developed by the UK Climate Impacts Programme (UKCIP) to provide projections for future climatic scenarios and trends. The Table below provides a summary of predictions for summer and winter changes by the 2070s (Met Office, 2018).

Table 9.5 Future climate estimates under a high emission scenario (England)

Summer rainfall change	Winter precipitation change	Summer temperature change	Winter temperature change
57% drier to 3% wetter	2% drier to 33% wetter	1.1 °C warmer to 5.8 °C warmer	0.7 °C warmer to 4.2 °C warmer

Potential Effects (including identification of specific receptors)

Impact of the Proposed Development on climate change

- 9.19 The receptor for assessment of the impact of the project on climate change is the global climate. The receptor is considered to be of high sensitivity.
- 9.20 A whole life carbon assessment will be undertaken to determine GHG emissions associated with the Proposed Development. This will include assessment of the following possible effects:
- Construction stage GHG emissions, including emissions on site and associated with transport of waste, materials to and from the site.
 - Embodied GHG emissions associated with the materials used for construction of the Proposed Development, including extraction and production of the materials, maintenance and replacement.
 - Operational GHG emissions, including both energy related GHG emissions associated with the buildings within the Proposed Development and transport related GHG emissions associated with the movement of people to and from site.

Impact of climate change on the Proposed Development

- 9.21 The climate resilience assessment will consider the following climate change hazards:
- Increased flooding
 - Increased likelihood of storms (including high winds)
 - More extreme heat and cold events, and greater temperature variation
 - Wetter winters
 - More drought events (including reduced summer rainfall)
 - Warmer summers
 - More precipitation e.g. rain and snow
 - Subsidence or ground movement

9.22 The climate resilience assessment will consider the possible effects of climate change on the following receptors:

- Building occupiers and other users of the site
- Buildings
- Infrastructure
- Soft Landscaping

9.23 It is proposed to 'scope out' assessment of climate resilience for the construction stage, as due to the short-term nature of the construction period (<10 years) of the Proposed Development, it is not considered to be vulnerable to climate change.

Scope and Methodology of Assessment (including significance criteria)

9.24 In accordance with the EIA regulations this chapter will address:

- The impact of the project on climate change, in line with IEMA (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance.
- The vulnerability of the project to climate change (climate change resilience) in line with IEMA (2020) EIA Guide to: Climate Change Resilience & Adaptation.

Impact of the project on climate change

Scenarios Tested

9.25 The baseline for the assessment is the existing site (as of October 2024). This is considered as the baseline (do nothing) as this represents the current situation (i.e. zero emissions) and will therefore enable a clear indication of the climate change impacts of the Proposed Development.

Study Area

9.26 The study area for the assessment of the impact on climate change is the boundary of the Proposed Development but also encompasses emissions arising outside of this boundary, including the embodied emissions associated with construction materials, and the emissions associated with the transportation of materials and workers to site and removal of waste from the site.

Data Sources

9.27 The following information will be used to inform the assessment:

- Operational Energy Calculations and Embodied Carbon Calculations for the buildings proposed using the Passivhaus Planning Package (PHPP).
- Transport Assessment considering movements to and from the Proposed Development once operational.

9.28 Given that the scheme is at an early stage of design there is insufficient detail to undertake a fully accurate Whole Life Carbon (WLC) assessment. However, in line with IEMA Guidance (2022) a reasonable worst-case approach will be undertaken.

Assessment of Significance

9.29 The IEMA (2022) Guide: Assessing Greenhouse Gas Emissions and Evaluating their Significance, will be used as a basis for assessing the significance of both construction and operational impacts in this assessment. This guidance states that:

'The crux of significance'... 'is not whether a project emits GHG emissions, nor even the magnitude of GHG emissions alone, but whether it contributes to reducing GHG emissions relative to a comparable baseline consistent with a trajectory towards net zero by 2050.'

9.30 Significance should therefore be measured against how the project's whole life GHG emissions align with the UK's net zero carbon compatible trajectory.

Receptors

9.31 As GHG emissions are not geographically limited and have a global effect rather than directly affecting any specific local receptor, the receptor for assessment of the impact of the project on climate change is the global atmosphere. The receptor is of high sensitivity, given the severe consequences of global climate change and the cumulative contributions of all GHG emission sources.

Magnitude

9.32 Magnitude will be determined in accordance with the below table which is based on the IEMA (2022) Guide and references the RIBA Climate Challenge v2 (2021).

Table 9.6 Impact on climate change - determining magnitude

Magnitude of Impact	Criteria for assessing impact
Major Adverse	The project's GHG impacts are not mitigated or are only compliant with do-minimum standards set through regulation, and do not provide further reductions required by existing local and national policy for projects of this type. A project with major adverse effects is locking in emissions and does not make a meaningful contribution to the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the 'Business as Usual' thresholds set out within the RIBA 2030 Climate Challenge.
Moderate Adverse	The project's GHG impacts are partially mitigated and may partially meet the applicable existing and emerging policy requirements but would not fully contribute to decarbonisation in line with local and national policy goals for projects of this type. A project with moderate adverse effects falls short of fully contributing to the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the '2025' targets set out within the RIBA 2030 Climate Challenge.
Minor Adverse	The project's GHG impacts would be fully consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. A project with minor adverse effects is fully in line with measures necessary to achieve the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the '2030' targets set out within the RIBA 2030 Climate Challenge.
Negligible	The project's GHG impacts would be reduced through measures that go well beyond existing and emerging policy and design standards for projects of this type, such that radical decarbonisation or net zero is achieved well before 2050. A project with negligible effects provides GHG performance that is well 'ahead of the curve' for the trajectory towards net zero and has minimal residual emissions. For example, the project's GHG emissions exceed the '2030' targets set out within the RIBA 2030 Climate Challenge.

Significance

- 9.33 The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. In addition, inherent design mitigation measures which are already being incorporated within the Proposed Development will be taken into account when determining the significance. Table 9.7 demonstrates how significance is determined and based on the receptor being of high sensitivity.

Table 9.7 Impact on climate change – significance matrix

Magnitude	Significance
Major	Major Effect
Moderate	Moderate Effect
Minor	Minor Effect
Negligible	Negligible

Climate Change Resilience Assessment

- 9.34 To assess the vulnerability of the Proposed Development to climate change, a climate change resilience assessment in line with the Environmental Impact Assessment Guide to: Climate Change Resilience & Adaptation (IEMA, 2020) will be undertaken using the following approach:

Scenarios Tested

- 9.35 The assessment will consider the baseline plus all the additional development proposed, as this will enable an undertaking of the worst possible scenario in terms of carbon emissions.
- 9.36 For the Climate Change Resilience assessment, no inter-project cumulative effects are anticipated on the basis that climate change adaptation effects and impacts are specific to the development.

Study Area

- 9.37 The study area for the climate change resilience assessment is the Proposed Development itself.

Data sources

- 9.38 The following information will be used to inform the assessment:
- Flood Risk Assessment and Drainage Strategy;
 - Ecological assessment;
 - Concept architectural, structural, drainage and landscape drawings;
 - Design and Access Statement.
- 9.39 A workshop will be held with the design team to run through the climate resilience assessment and to identify inherent and additional mitigation measures.

Receptors

- 9.40 Receptor groups will be identified and their sensitivity will be determined based on the susceptibility of the receptor (e.g. ability to be affected by a change – low, medium or high) and the vulnerability of the receptor (i.e. potential exposure to a change – low, medium or high).
- Low susceptibility: receptor has the ability to withstand/not be altered much by the projected changes to the existing/prevaling climatic factors (e.g. retain much of its original function and form).
 - Moderate susceptibility: receptor has some limited ability to withstand/not be altered by the projected changes to the existing/prevaling climatic conditions.
 - High susceptibility: receptor has no ability to withstand/not be substantially altered by the projected changes to the existing/prevaling climatic factors.
 - Low vulnerability: Climatic factors have little influence on the receptors.
 - Moderate vulnerability: receptor is dependent on some climatic factors but able to tolerate a range of conditions.
 - High vulnerability: receptor is directly dependent on existing/prevaling climatic factors and reliant on these specific existing climate conditions continuing in future or only able to tolerate a very limited variation in climate conditions.

9.41 Table 9.8 identifies how the sensitivity of receptors is determined.

Table 9.8 Climate Resilience – Sensitivity of Receptors

	1 (Low vulnerability)	2 (Moderate vulnerability)	3 (High vulnerability)
1 (Low susceptibility)	1 (Low sensitivity)	2 (Low sensitivity)	3 (Moderate sensitivity)
2 (Medium susceptibility)	2 (Low sensitivity)	4 (Moderate sensitivity)	6 (High sensitivity)
3 (High susceptibility)	3 (Moderate sensitivity)	6 (High sensitivity)	9 (High sensitivity)

Magnitude

9.42 Magnitude will be based on a combination of likelihood (the chance of the effect occurring over the lifespan of the project if the risk is not mitigated) and consequence (which will reflect the geographical extent of the effect or the number of receptors affected, the complexity of the effect, degree of harm to those affected and the duration, frequency and reversibility of effect).

- Low likelihood: The event may occur once or on limited occasions during the lifetime of the development.
- Moderate likelihood: The event may occur several times during the lifetime of the development.
- High likelihood: The event will occur on multiple occasions during the lifetime of the development.
- Low consequence: Minor disruption to business operations / no risk to building occupants / no damage to buildings / infrastructure.
- Moderate consequence: Some disruption to building operations / slight risk to building occupants / slight damage to buildings / infrastructure.
- High consequence: Major disruption to business operations / risk to building occupants / significant damage to buildings / infrastructure.

9.43 Table 9.9 identifies how the magnitude of effects is determined.

Table 9.9 Climate Resilience – Determining Magnitude

	1 (Low consequence)	2 (Moderate consequence)	3 (High consequence)
1 (Low likelihood)	1 (Minor magnitude)	2 (Minor magnitude)	3 (Moderate magnitude)
2 (Moderate likelihood)	2 (Minor magnitude)	4 (Moderate magnitude)	6 (Major magnitude)
3 (High likelihood)	3 (Moderate magnitude)	6 (Major magnitude)	9 (Major magnitude)

Significance

- 9.44 The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. The Impact Significance Matrix is set out in Table 9.10.

Table 9.10 Climate Resilience - Determining Significance

Magnitude	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Major	Major	Major	Moderate
Moderate	Major	Moderate	Minor
Minor	Moderate	Minor	Minor
Negligible	Not significant	Not significant	Not significant

Limitations and Assumptions

- 9.45 The assessment of construction stage GHG emissions will be based on assumptions and a typical benchmark. The actual quantity of GHG emissions may be different to this as will vary depending on the construction materials, construction methods etc. The assessment will be based on a 60-year life span for the Proposed Development. However, conservative assumptions will be used.
- 9.46 Operational GHG emissions will be calculated using an assessment based on the estimated demand figures with an analysis of typical loading profiles, normal working practices and impact of external climate conditions. Actual GHG emissions may be different to the estimations provided, depending on both detailed design and operational use of the Proposed Development. Unregulated energy use could vary when the Proposed Development is operational, but it is not possible to accurately predict this energy use.

- 9.47 The assessment of the impacts of climate change on the Proposed Development will be based on assumptions about the future effects of climate change. The climate change predictions used within the climate resilience assessment will be based on the most recent UK Climate Projections published in 2018 (UKCP18) developed by the UK Climate Impacts Programme (UKCIP). These assume a high emissions scenario (worst case).

Preliminary Discussions of Potential Mitigation and Enhancement Measures

- 9.48 Phi Architects are the specialist Passivhaus Designers for this development. The layout of the site was influenced by the Passivhaus design principles from its inception. The team have worked towards the goal of achieving the Passivhaus standard across all dwelling types.
- 9.49 The current aim is that the homes developed will be four times more energy efficient than current building regulations. Further, there are targets to meet the RIBA 2030 Climate Challenge and to produce only 300kg CO₂e/m² embodied energy per dwelling. Annual energy demand aims to only be 2,900 kWh for a notional 100 sqm house type.
- 9.50 Via renewable sources from the grid, this proposal aims to achieve net zero carbon homes.

Cumulative Effects

- 9.51 Cumulative climate change effects from other developments will not be assessed. It is unreasonable for the purposes of a planning application to quantify all sources of emissions from other third-party developments for the following reasons:
- The emissions from other developments fall under Scope 3, which do not form part of the assessment under the methodology outlined.
 - Large technical data requirements from other developments which are not accessible.
 - A significant interlinking scope of assessment that would exceed that expected of planning application for any one development.
 - It is not feasible to undertake a high-level chemical assessment to analyse likely synergistic impacts between different emissions from varying developments.

- Complicated, unpredictable chemical reactions driven by atmospheric, climatic, and behavioural factors beyond the applicant's control.

9.52 For the Climate Change Resilience assessment, no inter-project cumulative effects are anticipated on the basis that climate change adaptation effects and impacts are specific to the development.

10 TOPICS TO BE 'SCOPED OUT'

- 10.1 This section sets out those environmental issues deemed to be insignificant for the purposes of EIA, and as such have been 'scoped out' of the EIA process.
- 10.2 In determining topics to be scoped-out of the EIA, consideration is given to the application of standard measures and the adoption of construction best practice methods to avoid, minimise or manage adverse environmental effects, or to ensure realisation of beneficial effects. This approach is in accordance with IEMA best practice guidance which states that when identifying likely significant environmental effects, any methods of environmental management or protection that *"...will be required regardless of any EIA assessment, as is imposed, for example, as a result of legislative requirements and / or standard sectorial practices..."* can reasonably be assumed to be implemented. Examples of such measures include the implementation of Construction Environmental Management Plans (CEMPs) and Considerate Construction practices. Where these have been considering in assessed the topics to be scoped-out of the EIA, this referenced below.

Landscape and Visual

- 10.3 The site is not situated within an any areas designated in recognition of its landscape quality or value at either a statutory national level (Areas of Outstanding Natural Beauty (AONB) and National Parks) or at a non-statutory local level (Special Landscape Areas).
- 10.4 The proposal is situated within an existing urban setting in Chorlton. The site is bound by residential development to the north, south and east. To the west lies Longford Park, within which lies the Trafford Athletic Club. To the southeast of the site lies the St Johns RC Primary School.
- 10.5 During construction there will be temporary effects associated with the construction activities and may affect views of the site and the landscape character of the site as it is developed. The effects during construction may include the introduction of plant, movement and construction activities introducing built development but any impacts on views and landscape character will be limited and extremely localised. Likely significant effects are therefore considered not significant for the purposes of EIA.
- 10.6 On completion, the proposals aim to achieve positive landscape and visual effects through well considered sustainable design which provides increased permeability with nearby green space and is sympathetic of the surrounding area. Likely significant

effects are therefore considered not significant for the purposes of EIA. Further detail relating to the proposed design and considered influences will be presented in the Design and Access Statement submitted with the planning application.

- 10.7 There is not expected to be any significant landscape and visual effects and therefore this topic is proposed to be scoped out of the EIA.

Heritage and Archaeology

- 10.8 The site does not contain any designated heritage assets. The nearest listed buildings are the Grade II Listed Chorlton Library and Grade II Former Temperance Billiard Hall approximately 500m south east of the site. Due to the lack of intervisibility between the site and these assets, there would be no direct or indirect impact on the significance of the heritage assets noted.
- 10.9 Given that the Proposed Development is unlikely to result in significant adverse effects for the purposes of EIA, Built Heritage is scoped-out of the EIA. However, a standalone Heritage Assessment will be prepared and will support the planning application.
- 10.10 An Archaeological Desk Based Assessment (DBA) has been undertaken by Wardell Armstrong in June 2020. Within the wider area, Scheduled Monuments include two sections of a ditch of potential medieval date known as the Nico Ditch, recorded 4.2km and 9.2km east of the Site, at Platt Fields and Denton Golf Course respectively.
- 10.11 The ditch cut crossing the Site on an east-west alignment and which appears to have been relatively unaffected by the known clay extraction, is reputed locally to be part of the Nico Ditch. However, a recent application to Historic England to consider the ditch cut within the Site for scheduling was rejected, it being stated that the ditch does not appear to survive well and that its archaeological potential was uncertain.
- 10.12 In summary, the report concluded that there is no evidence to indicate the presence of archaeological remains within the boundary of the site which would be of high/national importance. As such there is no evidence to reasonably indicate the potential for the presence of archaeological remains which would preclude development and result in significant effects for the purposes of EIA.
- 10.13 As such, it is not proposed to evaluate the potential impacts of the proposed development on archaeology as part of the EIA.

Transport and Access

- 10.14 The proposed development will provide adequate car parking spaces in line with the Council's adopted parking standards. Sustainable non-car travel methods are to be encouraged, reflective of its location within Chorlton and the excellent walking, cycling, and public transport links that are available.
- 10.15 During the construction phase of the proposed development, construction traffic management measures will be implemented through a CEMP, which can be secured by planning condition.
- 10.16 A Travel Plan (TP) will be submitted in support of the development proposals, which identifies potential measures to promote the available sustainable transport options to users of the site and reduce vehicle trips associated with the development.
- 10.17 The TP will outline methods in which sustainable travel to and from the proposed development can be accomplished and comprises measures to promote walking, cycling, public transport, car sharing and car clubs.
- 10.18 Overall, the site is sustainably located in an urban area with good proximity to transport links and key services and facilities. Given the scale of the development, it is anticipated there will be no significant effects on the highways network through traffic trip generation and distribution and therefore transport and access can be scoped out of the EIA.
- 10.19 A Transport Assessment providing further details will be submitted with the planning application.

Noise

- 10.20 The construction phase will involve a number of activities which have the potential to generate short term, temporary increases in noise levels at nearby sensitive receptors if unmitigated. However, these activities will be managed by a CEMP and secured by planning condition, and it is not anticipated there would be significant construction phase effects.
- 10.21 At the completed development phase internal noise levels will be achieved through the use of appropriate design measures such as glazing and ventilation strategies, where this is deemed to be required. As the proposals are for residential development, and therefore not a noise generating use, no significant noise impacts are expected

on existing receptors. As such, it is not considered that significant noise effects are likely and this topic can be scoped out of the ES.

Air Quality

- 10.22 The site is not located within an Air Quality Management Area (AQMA). The closest AQMA is the Greater Manchester AQMA which, at the closest point, is located approximately 200m east of the Proposed Development. During construction of the Proposed Development, dust may be generated through enabling works and construction activities. Dust generation would be managed in accordance with standard best practice measures which would be detailed within the CEMP which can be secured by planning condition. With appropriate mitigation in place, such as dust suppressing measures, significant effects are not considered likely. During construction there would be increased emissions from construction vehicles including HGV vehicles. However, arrival and departure of HGVs would be dispersed across the working day to avoid concentration of released pollutants associated with the plant and vehicles required for the construction phase. In addition, the construction phase will be temporary.
- 10.23 Once operational the development is not expected to generate significant numbers of vehicle movements. Considering this, no significant adverse effects are expected in relation to air quality and therefore it has been scoped out of the EIA.

Flood Risk and Drainage

- 10.24 The site is located entirely within Flood Zone 1 and is therefore at a low risk of flooding. A small section within the centre of the site is at high risk from surface water flooding however the majority of the site is classified as low risk. The site is located in an existing urban area and the Proposed Development would not significantly increase the amount of impermeable area and therefore would not increase flood risk at the site or for the surrounding area. Surface water will be appropriately managed on site to an agreed rate which will be confirmed with the Lead Local Flood Authority (LLFA). A Flood Risk Assessment and Drainage Strategy will be prepared and submitted alongside the application.
- 10.25 No significant impacts are anticipated with regards to flood risk and drainage and as such it is considered that it can be scoped out of the EIA.

Ground Conditions and Soils

- 10.26 On the basis of the data gathered to date, which includes a Phase 1 Desk Study, a Phase 2 Geoenvironmental Site Assessment and preliminary recommendations for remedial works, the topic of 'Ground Conditions' can be scoped-out of the EIA process. The ground conditions do not consist of a baseline which would require complex remediation techniques and which would trigger the need for a detailed assessment through EIA. Indeed, the proposed remediation measures, consist of standard, well-established procedures that can be secured by suitably worded planning conditions. Further details are included in the Ground Conditions Technical Note prepared by E3P at **Appendix 3**.

Waste Materials and Assets

- 10.27 Construction of the Proposed Development would lead to an increase in waste produced, this will be reused and recycled on site where possible. Construction waste would be managed in accordance with all applicable legislation and disposed of in line with best practice. Other sources of waste during the construction stage are assumed to relate to construction materials (including packaging). It is anticipated that waste produced during enabling and construction works phase would be controlled through the implementation of a CEMP, secured by planning condition. The CEMP will be informed all applicable legislation and will set out the principles and legal requirements relating to waste (including hazardous waste) as noted above. The CEMP will also describe how materials will be managed efficiently and disposed of legally during construction. It will also outline the aims, objectives and on-going management responsibilities, including management practices, to be implemented during the construction stage. The volume of waste generation during the enabling works and construction phase and the implementation of management measures as described above, it is not considered that the proposed development will generate significant waste and it is therefore scoped-out of the ES.
- 10.28 Once operational, a quantity of domestic waste will be generated. The Proposed Development will not include for any land uses or activities that will give rise to particularly contaminative or hazardous waste materials. Operational waste would be disposed of in line with Council requirements and managed in accordance with all applicable legislation. Therefore, given the nature of the proposals, waste material is not considered significant and therefore does not warrant further assessment within the resultant ES.

- 10.29 Material assets in EIA is a very broad term which considers both physical and non-physical sectors that could be said to have material value. On review of the Proposed Development site's location and context, it is not considered there are any further 'material assets' to those already addressed within other EIA topics, and therefore no further consideration of material assets is proposed within the EIA and resultant ES.

Lighting

- 10.30 Artificial lighting is provided to encourage a safe environment for a range of activities including driving, cycling and walking. It is also used to enhance the environment by means of decorative and flood lighting of areas, features and buildings. Any new lighting proposed as part of the development at the sites will be in accordance with British Standards, The Institution of Lighting Professionals ('ILP') and The Chartered Institution of Building Services Engineers ('CIBSE') which prescribes required lighting levels. The proposed lighting will be selected with reference to the following design standards and codes of practice:

- BS EN 5489-1: 2003 +A2 (2008) Code of Practice for the design of road lighting: Part 1 Lighting of roads and public amenity areas;
- BS EN 13201-2: 2003 Road lighting – Part 2: Performance requirements;
- ILE GN01: Guidance notes for the reduction of obtrusive light;
- ILE TR12: Lighting of pedestrian crossings (2007); and
- ILE TR25: Lighting for traffic calming features.

- 10.31 Lighting will be designed in conjunction with the design team and landscape consultant to ensure that lighting is appropriate in terms of the potential effects on public realm and surroundings of the site. As this mitigation can be 'designed-in' to the proposals and secured through appropriate planning controls, it is considered that a detailed assessment of lighting is not required as part of the EIA.

Accidents and Disasters

- 10.32 The EIA Regulations recognise a potential requirement to identify the significant effects arising from the vulnerability of the proposed development to major accidents and disasters. In this case, the nature of the Proposed Development is not considered to pose risk of major accidents and/or disasters. Furthermore, the features and uses in the immediate vicinity of the site are not considered to pose a risk to the Proposed

Development in terms of accidents or disasters. As such, accidents and disasters are not proposed to be assessed as part of this EIA.

Wind

- 10.33 The proposed development will not comprise buildings of a sufficient size and scale to affect wind flow and dynamics such that significant environmental effects could result. As such, due to the expectation of no potential for significant effects in relation to wind microclimate, this topic is proposed to be scoped out of the EIA.

Daylight and Sunlight

- 10.34 Development in densely urbanised locations or of a high-rise nature can cause impacts to the levels of light received by adjacent properties. Although the wider area is urban in setting, the Proposed Development is in an open area of land and is not high-rise in nature. There would be no potential for issues of overshadowing or light obstruction to adjacent properties such that an assessment would need to be undertaken to quantify the impact and propose mitigation. It is therefore proposed that an assessment of daylight, sunlight and overshadowing effects can be scoped out of the EIA.

11 STRUCTURE OF THE ENVIRONMENTAL STATEMENT

11.1 The ES will report the findings of the EIA and will address the requirements of Schedule 4 of the EIA Regulations, as set out in section 5.

11.2 The ES is anticipated to include 2 volumes:

- Volume 1: Environmental Statement Main Text: sets out the findings to each of the environmental disciplines, including accompanying Figures (i.e. plans/drawings)
- Volume 2: Accompanying Technical Appendices: supports the main assessments within Volume 1
- Non-Technical Summary (NTS) would also be provided as a separate document

11.3 The anticipated structure and content of Volume 1 (and Volume 2 where applicable) of the ES is likely to be as follows:

- Chapter 1 Introduction
- Chapter 2 Assessment Scope and Methodology
- Chapter 3 Site Description
- Chapter 4 Proposed Development and Alternatives
- Chapter 5 Planning Policy Context
- Chapter 6 Ecology and Arboriculture
- Chapter 7 Socio economics and Health
- Chapter 8 Climate Change
- Chapter 9 Residual Effects and Mitigation Summary
- Chapter 10 Glossary

11.4 Within each of the assessment chapters the main structure of the information presented, although not exclusively, will be as per the following headings:

- Introduction

- Assessment Approach (including methodology, assessment of significance, legislative and policy framework, scoping criteria, limitation)
- Baseline Conditions
- Assessment of Likely Significant Effects (Assessment of Impacts, including enabling works, construction and operation)
- Mitigation, Enhancement and Residual Effects
- Cumulative and in-combination effects
- Summary

12 ENVIRONMENTAL STATEMENT SCOPING SUMMARY

- 12.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared on behalf of Step Places, Southway Housing Trust and Manchester Metropolitan University (the “Applicants”) in respect of a proposed residential development on land at Ryebank Fields, Chorlton.
- 12.2 This Scoping Report has been prepared to accompany a formal EIA Scoping Opinion to MCC under Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 (as amended) and has set out the proposed scope of the EIA and resultant Environmental Statement (ES) which is anticipated to support a planning application for a residential development at the site.
- 12.3 As outlined and justified within this Scoping Report, it is proposed the ES will consider the topics listed below:
- Ecology and Arboriculture;
 - Socio economics and Health; and
 - Climate Change.
- 12.4 We would welcome feedback on the proposed approach to the EIA and would be grateful if MCC would respond by way of a formal Scoping Opinion within the requisite five weeks in accordance with Regulation 13(5) of the EIA Regulations.

APPENDIX 1 – Site Location Plan



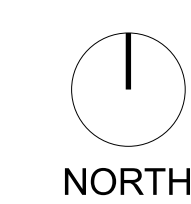
Copyright of this drawing is vested in 5plus Architects and it must not be copied or reproduced without written consent. Figure dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING. P. IN DOUBT, ASK.
All contractors must do the site and be responsible for taking and checking all dimensions relative to their work. Notes and details are to be subject of any variation between drawings and site conditions.
Electronic data drawings based on 'best copy' and should not be interpreted for measurement. All dimensions and levels should be 'read only' from these notes unless it says 'as on the drawings'.

KEY PLAN:

- KEY
- Redline boundary
 - Trafford/Manchester Boundary

For call outs please refer to drawing 05476-5PA-MP-00-SK0001. Further investigation works required at these boundaries.

A	19/09/24	Update to the red line boundary and indication of Manchester & Trafford Council boundary line.
REV:	DATE:	DETAILS:



5plus architects

PROJECT: Ryebank Road Chorlton
TITLE: Existing Site Location Plan Red Line Boundary
SCALE: 1:1000 @ A1
ORIGIN DATE: 05/03/24
DRAWN: RK
CHECKED: PD
STATUS: For Information
PROJECT DRAWING NO: 05476 5PA-MP-XX-DR-A-000001
REV: A
Architecture | Masterplanning | Interiors | Graphics | Branding

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APPENDIX 2 – EIA Legislative Requirements

SCHEDULE 4

INFORMATION FOR INCLUSION IN ENVIRONMENTAL STATEMENTS

1. A description of the development, including in particular:

- (a) a description of the location of the development;
- (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;
- (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
- (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.

2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.

3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.

4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

5. A description of the likely significant effects of the development on the environment resulting from, inter alia:

- (a) the construction and existence of the development, including, where relevant, demolition works;
- (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
- (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;
- (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
- (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
- (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
- (g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(1) and Directive 2009/147/EC(2).

6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.

8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(3) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.
9. A non-technical summary of the information provided under paragraphs 1 to 8.
10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.

APPENDIX 3 – Ground Conditions Technical Note

Date: 7th October 2024
Ref: 17-403-L1

Step Places

Unit 4
Royal Mills
17 Redhill Street
Ancoats
Manchester
M4 5BA

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) TECHNICAL NOTE – GROUND CONDITIONS Ryebank Road, Chorlton

It is understood that the proposed development at Ryebank Road, Chorlton will be subject to Environmental Impact Assessment (EIA) and an Environmental Statement (ES) prepared to support a planning application. A request for a EIA Scoping Opinion will be made to Manchester City Council (MCC) in due course to confirm the scope and content of the ES. In line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations'), the ES must include “a description of the likely significant effects of the proposed development on the environment” – therefore, it must include an assessment of ‘likely significant’ effects, not all likely effects on the environment (i.e. those which are not considered to be significant).

In order to inform the scoping process, E3P have prepared this technical note in order to provide an evidence based approach to ‘scoping-out’ Ground Conditions from the EIA, given that ‘likely significant effects’ are not anticipated.

The following information therefore summarises the findings of the Phase 1 Desk Study (Report Ref: 13-533-R1-2, dated March 2020), draft Phase 2 Geoenvironmental Site Assessment (Report Ref: 17-403-R1-1, dated September 2024, with the final report to be issued in October 2024), and preliminary recommendations for remedial works.

Current Site Use

The proposed development site is an irregular shaped parcel of land located to the north of Ryebank Road / Longford Road in Chorlton referred to as Ryebank Fields.

The site is vacant and predominantly used by walkers. The site is surfaced by overgrown grasses and semi mature and mature trees, which are notably dense around the perimeter of the site. The Nico ditch is known to intersect the centre of the site which is a linear earthwork stretching across Manchester (9.7 km).

There are no structures present on site, however an area of hardstanding is present to the south east of the site. A bund surfaced by grass is located adjacent to the area of hard standing in the south east of the site. A number of pedestrian paths intersect the site.

The site is predominantly flat in topography but gradually falls from south to north.





Site History

Historical mapping suggests that the site was undeveloped agricultural land with Longford Brook traversing the site west to east. In the late 1800's a pond was present in the centre of the site with a small structure in the south-western corner. In the early 1900's residential properties were present in the south-east of the site; furthermore, a brick works is present along the eastern boundary of the site. Mapping from 1930-1938 identifies a Clay Pit and two ponds in the north of the site, with embankments present across the entire site likely to be indicative of areas of excavation. Mapping from 1950 show all previous features to no longer be present, with a drain traversing the site west to east. An unspecified building was present in the west of the site from mapping dated 1971-1981 and was demolished at some point between 2003 and 2005.

ENVIRONMENTAL SETTING

Geology	Drift Geology	Glaciofluvial Sheet Deposits (North West)- SAND and GRAVEL
	Bedrock Geology	Glacial Till (Majority of site) - SAND, GRAVEL and CLAY) Wilmslow SANDSTONE Formation - SANDSTONE
Hydrogeology	The site is predominantly underlain by a Secondary Undifferentiated aquifer with Secondary A Aquifer in the north west of the site within the drift geology, overlying a Principal aquifer (bedrock geology). There are three groundwater abstraction points situated within 1 km of the site which are operated by Trafford Metal Finishers Manchester Ltd utilised as process water. The three abstraction licenses relate to these boreholes.	
Hydrology	The Nico Ditch (referred to as a drain) is intersecting the centre of the site however it is noted to be dry. A drain is located 156 m west of the site. Moreover, United Utilities have indicated that the route of the Thirlmere Aqueduct runs across the northern boundary of the site. Longford Brook (culverted) is located circa 210 m west of the site. Longford Brook historically flowed through the site, however has since been diverted.	
Flood Risk	The site is situated in a Flood Risk Zone 1; defined as land assessed as having less than 1 in 1,000 annual probability of river or sea flooding (< 0.1%).	
Landfill Sites and Waste Sites	There are no current or historical landfill sites within 250 m of the subject site. However, mapping circa 1908 and 1989 indicates that the site has been subject to historical infilling (pits, quarries, pond, marsh, river, streams). In particular historical mapping shows significant topographical changes, steep slopes, infilled clay pits and ponds within the site boundary. There are also ten locations of potentially infilled land within 250 m of the site from historical mapping dating 1848 to 1955 with an unknown input type including two on-site from 1989 mapping.	
Radon	Unaffected – No special precautions required.	
Unexploded Ordnance	The south of the site is in an area at moderate risk from possible Unexploded Ordnance (UXO) resulting from the Second World War whilst the north of the site is at a high risk. Preliminary and detailed UXO risk assessments have been completed for the subject site where the recommended risk mitigation measures include UXO safety awareness briefings prior to all intrusive works, on-site supervision with EOD engineer during all site investigation works and open excavations, and intrusive magnetometer probe survey for all pile positions.	



E3P GROUND INVESTIGATION

Ground Investigation Works	E3P has completed two phases of intrusive ground investigation to date comprising a series of mechanically excavated trial pits, window sample boreholes, cable percussive boreholes, in-situ cone penetration testing, hand excavated trial pits and the construction of environmental monitoring installations.
Ground Conditions	Made Ground – 0.0m bgl to 13.50m bgl Made Ground deposits were encountered within all exploratory hole locations from ground level to a maximum proven depth of 13.50m bgl (CP202). The depth of Made Ground could not be determined within the majority of locations due to substantial depths of Made Ground and obstructions. The full depth of Made Ground was only proven within 7 locations where the cable percussive boreholes were advanced to depths in excess of 7.50 m bgl and within one window sample borehole (WS203) where the underlying natural drift deposits were encountered. Made ground generally comprised of a reworked topsoil from ground level to a maximum proven depth of 0.30m bgl. Reworked topsoil comprised of a brown slightly sandy gravelly clay with frequent rootlets, with gravel of sandstone and mudstone and rare to frequent fragments of brick, plastic and concrete. Within the 2019 site investigation cobble sized fragments of brick and concrete were encountered throughout the topsoil. Reworked topsoil was not encountered within TP129, TP130, WS112 and CP204 all located in the south of the site which were overlain by asphalt to maximum proven depth of 0.20m bgl. Underlying the reworked topsoil and asphalt a largely granular comprising of either a black fine to medium gravelly sand or a sandy gravel. Gravel generally comprised of sandstone and mudstone with frequent fragments of asphalt, brick, concrete, plastic, metal and glass with occasional cobbles of brick and concrete. Isolated areas of reworked clay were identified at depths of between 0.20-2.50 m bgl to a maximum depth of 3.45 m bgl and comprised a firm to stiff brown gravelly clay, with gravel of brick and concrete. White ash in the form of a grey-blue clayey sand was encountered in pockets throughout the granular Made Ground mainly located in the northern sector of the site. Strong hydrocarbon odours were noted throughout the site at depths typically from 1.50m bgl. Drift – 1.50 m bgl to 17.83 m bgl Drift deposits were encountered within 7 locations and were typically encountered at the base of the historic clay pits at depths between 7.50 m bgl and 13.50 m bgl. Typically, drift deposits were only encountered within the cable percussive holes however one location (WS203) encountered natural drift deposits at a shallower depth of 1.50 m bgl. Drift deposits were proven to a maximum depth of 17.83 m bgl within CP202 with the presence of very stiff sandy CLAY.



Natural drift deposits encountered typically comprised of a very stiff very high strength brown sandy CLAY with occasional boulders of sandstone.

Solid

The solid bedrock geology was not encountered during either phase of the site investigation.

Groundwater

Groundwater was encountered between 1.20 m bgl and 13.00 m bgl.

CONTAMINATED LAND ASSESSMENT

Human Health	Laboratory analysis completed to date has identified elevated concentrations of heavy metals, mercury, asbestos (amosite, crocidolite, chrysotile), naphthalene, PAHs, TPHs and 1,2,4-Trimethylbenzene. Furthermore, concentrations of N-Propylbenzene, n- Butylbenzene, sec-Butylbenzene, 2-Methylnaphthalene and Carbazole above the laboratory limit of detection have been identified however a screening value is not available for these determinants. All of the identified elevated concentrations have primary exposure pathways related to dermal contact and ingestion of soils, inhalation of particulate and consumption of homegrown vegetables. With regards to the elevated mercury, naphthalene, TPH C8-C21 and VOCs/SVOCs, these present a potential volatilisation to indoor air risk.
Controlled Waters	Groundwater monitoring is still on-going, however to date elevated concentrations of heavy metals, PAHs and TPHs have been identified. A DQRA will be completed for the subject site.
Ground Gas	Continuous ground gas monitoring is still on-going however during previous monitoring completed on site elevated concentrations of methane and carbon dioxide were identified. The north of the site was classified as CS1, however monitoring wells in the south of the site have been identified as CS2 and CS3. Within WS102, WS103 and WS104 monitoring has suggested the locations to be classified as CS4; however when reviewing the calculated GSVs, the classification has been noted as CS2 and CS3 within these locations. Vapour monitoring has been completed on site with a number of determinants noted to be elevated and as such it is recommended all properties are installed with vapour mitigation measures.
Potable Infrastructure	Water The site will require the installation of barrier pipe for the potable water supply.



GEOTECHNICAL ASSESSMENT

Foundation Options	It is advisable to consult with geotechnical engineers and foundation specialists who can assess the specific ground conditions and design an appropriate foundation solution to meet the project's requirements. Dependent on development levels, plots in the area of the former clay pits where deep Made Ground has been identified, may require a driven pile foundation.
Building Floor Slabs	Ground-bearing floor slabs are unlikely to be viable given the anticipated depths of Made Ground > 600 mm.
Sulphate Assessment	Chemical analyses for pH and soluble sulphate shows that the soils at the site generally meet Class DS-1, Aggressive Chemical Environment for Concrete Classification (ACEC) AC-1s in accordance with BRE Special Digest 1 (2005). Class DS-2, AC-1s were noted within the Made Ground deposits in WS102, TP201, WS201, WS202, WS203, WS207 and CP203. Class DS-3, AC-2s has been identified in Made Ground soils in WS205 at 2.00m bgl.

PRELIMINARY REMEDIATION RECOMMENDATIONS AND SUMMARY

Based on the findings of the draft Phase 2 Geoenvironmental Site Assessment (Report Ref: 17-403-R1-1, dated September 2024) and the initial conclusions drawn to date, the following preliminary remediation works are recommended in order to develop the site to ensure no long term risk to future end users and the wider environ.

It should be noted a Remediation and Enabling Works Strategy was previously developed for Manchester Metropolitan University (Report Ref: 13-533-R5-1, dated October 2020), however this report requires updating following the completion of the further risk assessment currently on-going.

The proposed remediation options below should be considered as preliminary and may vary following the completion of Phase 2 Geoenvironmental Site Assessment and Remediation Strategy.

Remediation will be required to render the site suitable for the proposed mixed residential development, however the following mitigation measures are considered at this time:



- ✳ Delineation and removal of hydrocarbon, naphthalene and SVOC impacted soils, validation testing of material that remains and removal of all unsuitable soils.
- ✳ Speciation analysis of mercury impacted soils for determination for removal or remain on site.
- ✳ Removal of topsoil materials unsuitable for use within the proposed development and placement in an area of no sensitivity or removal from site in accordance with UK waste management leg
- ✳ Management of all anthropogenic material impacted by trace asbestos fibre in a controlled and legislatively compliant manner.
- ✳ Identification, delineation and removal of any organic materials within infilled ponds.
- ✳ Removal of all structures, relict foundations and buried features in their entirety.
- ✳ Delineation and prove extent of former clay pits.
- ✳ Removal of all materials considered geotechnically deleterious.
- ✳ Excavation and processing of Made Ground in a controlled manner with the sorting, processing and segregation of identified deleterious materials to geotechnical specification.
- ✳ Lifting, sorting and processing of Made Ground to re-engineer the underlying soils to a suitable geotechnical specification for the intended foundation solution.
- ✳ Groundwater treatment may be required.
- ✳ Settlement analysis required to ensure total and differential settlement is understood.
- ✳ Post remediation ground gas and vapour monitoring to confirm gas mitigation measures.

The following build phase requirements will be required in order to further mitigate against the identified elevated concentrations of determinants on site along with ground gases and vapours:

- ✳ Installation of clean cover systems with break layers within all areas of proposed landscaping and private gardens.
- ✳ Installation of a suitably protected potable water supply (barrier pipe).
- ✳ Construction of all dwellings with appropriate ground gas and vapour mitigation measures.

On the basis of the data gathered to date and given the proposed remediation works, the topic of 'Ground Conditions' can be scoped-out of the EIA process. The ground conditions do not consist of a baseline which would require complex remediation techniques and which would trigger the need for a detailed assessment through EIA. Indeed, the proposed remediation measures, consist of standard, well-established procedures that can be secured by suitably worded planning conditions.

The delineation and removal of hydrocarbon, naphthalene, and SVOC-impacted soils, along with the speciation analysis of mercury, involve routine contaminant management practices that are



effectively regulated and controlled through existing environmental legislation. Similarly, the removal of unsuitable topsoil, management of asbestos-impacted material, and excavation of Made Ground follow standard waste management protocols in compliance with UK law.

These activities are aimed at improving site conditions and do not introduce new risks or significant environmental changes. The proposed groundwater treatment, ground gas monitoring, and geotechnical processes are typical site preparation works to ensure suitability for future development and do not pose significant environmental impacts. These measures can also be secured by a suitably worded planning condition.

Therefore, the topic of 'ground conditions' do not warrant inclusion in the EIA process.

It is assumed that following the remediation and enabling works, along with the above build phase mitigation items (which can be secured by a suitable worded planning condition), the site will be considered to not pose an on-going risk to future end users and the wider environ and any risk would not be considered to be significant.

I trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

For and on behalf of E3P Ltd

Rebecca Hodnett
Associate Director