



Appendix 1.5 Scoping Response Table

Summary of MCC Scoping Opinion Responses

Topic	Scoping Response	ES Response
MCC Scoping Opinion		
General Comments		
MCC	The committed developments summarised in Table 4.5 of your Scoping Report appears to be acceptable.	See Appendix 5.1 which includes the list of cumulative schemes.
	Paragraph (3)(d) of Regulation 18, and paragraph 2 of Schedule 4 of the EIA Regulations, require that environmental statements include discussion description of the reasonable alternatives to the Proposed Development and an indication of the main reasons for the option chosen, that have been considered by the applicant. I note within section 3 of your Scoping Request that you intend to provide a discussion on alternatives within the ES. This will focus on alternatives considered and project design evolution.	Refer to Chapter 4: Alternatives of the ES.
Topics to be scoped in		
Climate Change		
MCC	The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	See Chapter 7: Climate Change and associated appendices . The Climate Change Chapter and assessment were completed in line with the agreed scope and methodology.

Topic	Scoping Response	ES Response
Human Health		
MCC	The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	See Chapter 9: Human Health and associated appendices . The Human Health Chapter and assessment were completed in line with the agreed scope and methodology.
Sunlight, Daylight and Overshadowing		
MCC	The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES. There is an extant planning permission on the corner of Cheetham Hill Road and Fernie Street. The windows should be tested on this development.	See Chapter 12: Sunlight, Daylight and Overshadowing and associated appendices . The Sunlight, Daylight and Overshadowing Chapter and assessment were completed in line with the agreed scope and methodology, and consideration has been given to the potential cumulative effects with the extant planning permission raised by MCC.
Townscape and Visual Impact		
MCC	The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.	See Chapter 10: TVIA and associated appendices . The TVIA Chapter and assessment were completed in line with the agreed scope and methodology.
Socio-Economics		
MCC	You have not provided any comments as to whether socio economic impacts should be scoped into or out of the EIA. Socio economic impacts should be scoped into the EIA.	See Chapter 11: Socio-Economics and associated appendices which is scoped into the ES.
Works and Skills (MCC)	No comments from Work and Skills in relation to Local Labour, assuming we will be consulted on Local Labour conditional requirements as and when progressing to full planning applications	
Wind Microclimate		

Topic	Scoping Response	ES Response
MCC	It is not agreed that wind can be scoped out of the EIA. Given the magnitude of the development the EIA should consider the impact of the development on local wind conditions including cumulative impacts. I agree that the matters you have identified to be scoped out of the ES are appropriate, with the exception of heritage and wind.	See Chapter 13: Wind Microclimate and associated appendices.
Heritage		
MCC	It is not agreed that Heritage can be scoped out of the EIA. Given the magnitude of the development the EIA should consider the impact on nearby listed buildings together with wider townscape impacts on the assets within the city centre.	See Chapter 8: Heritage and associated Appendix 8.1: Heritage Assessment .
Natural England	The ES should include an assessment of the impacts on any land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific, or historic interest.	
Historic England	I confirm that we do not have any comments regarding the Scoping Report	
Topics to be scoped out of the ES		
Air Quality		

Topic	Scoping Response	ES Response
MCC	Air quality can be scoped out of the EIA. The planning application should be supported by an Air Quality impact assessment. The report will need to include assessment of the demolition and construction phases and include mitigation measures to control fugitive dust emissions during the dem and construction stage, an AQ exposure assessment to the receptors being introduced and an impact assessment to the wider environment. Assessment of PM2.5, PM10 and NOX will be required along with any mitigation measures recommending such as clean air intakes and filter specification maintenance requirements. The IAQM recommendations for principles of good design should be referred to and comment to demonstrate compliance should be provide. It has been suggested that the site will be car free so this will need confirming in the report.	Air Quality has been scoped out of the ES. An Air Quality Assessment has been submitted with the planning application.
Environmental Health Officer	I can accept that this has been scoped out of the assessment based on the details provided. Due to the location within an AQMA we will be recommending a condition and Air Quality report will need to be submitted with the application for review.	
Archaeology		
MCC	Archaeology can be scoped out of the EIA. The planning application should be supported by a suitable desk-based assessment.	Archaeology has been scoped out of the ES. An Archaeological Desk Based Assessment has been submitted with the planning application.

Topic	Scoping Response	ES Response
Greater Manchester Archaeological Advisory Service	GMAAS agrees with the findings of the DBA and are therefore happy that archaeology is scoped out of any forthcoming EIA. The proposed development does not threaten any known or suspected archaeological heritage.	
Historic England	I confirm that we do not have any comments regarding the Scoping Report.	
Ecology / Biodiversity		
MCC	Ecology/Biodiversity can be scoped out of the EIA. The planning application should be supported by a suitable assessment.	Ecology / Biodiversity has been scoped out of the ES. A Biodiversity metric and report and Preliminary Roost Assessment and Ecological Walkover have been submitted with the planning application.
Ecologist Officer	Having viewed the Site and previous applications, I do not really need to see the scoping documents. There are clearly no ecological issues associated with this site that would trigger the need for an environmental assessment. Whilst bats could theoretically be present, we have previously accepted the building on the site as very low risk. I am therefore satisfied that ecology can be scoped out of any environmental assessment that may be required. I would however recommend a bat and bird assessment as part of any planning application. A biodiversity net gain assessment may also be required dependent on what types of development will be exempt.	

Topic	Scoping Response	ES Response
Ecologist, Planning	This confirms my assumption base on the site address that ecology can be scoped out of any environmental assessment. There are no likely ecological receptors for this site	
Ground Conditions		
MCC	Ground Conditions can be scoped out of the EIA subject to clarification. The planning application should be supported by a suitable assessment.	Ground Conditions has been scoped out of the ES as detailed in the final MCC EIA Scoping Opinion. The Geo-environmental Investigation (2022) undertaken by WML consulting has been appended to the ES. See Appendix 1.6. Within Chapter 1, further consideration has been given to the impact on the environment of historic land uses to ensure a full understand is provided.
Environment Agency	We advise that the applicant and the Local Planning Authority to scope ground conditions into the EIA due to the identified historic land uses e.g., the petrol filling station. The previous use of the proposed development site as a petrol station as well as made ground poses a risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are sensitive in this location because the proposed development site is located upon a Secondary undifferentiated aquifer and Principal Aquifer – Chester Formation. As part of the EIA, we would advise the applicant that the desk study (ESI Phase 1 Geoenvironmental Assessment Report, Reference 61519R1, dated May 2013) is updated as we consider it may no longer reflect contemporary conditions.	In line with the National Planning Practice Guidance, which states the following, no further consideration has been given to Ground Conditions in the ES: <i>“Where it becomes evident during the assessment process, for example, when undertaking a baseline survey, that a particular environmental factor is absent or unlikely to be significantly affected by a proposed development, there should be no need for further assessment of that factor even though it was identified in the scoping process. In such cases, the reasons for not undertaking further, more detailed assessment of that particular factor should be clearly set out in the Environmental Statement.”</i>
Environmental Health Officer	We can agree that this can be scoped out of the report but we will be recommending a condition for this element.	
Noise		

Topic	Scoping Response	ES Response
MCC	Noise and Vibrations can be scoped out of the EIA subject to clarification. The planning application should be supported by an acoustic assessment and recommendations with regard to building insulation to address noise break into the residential units from external noise and noise transfer from the ground floor and mezzanine commercial units. An AVO overheating assessment will also be required for the residential apartments. Assessment of noise breakout from the commercial and mezzanine units will be required and assessment of noise from any plant associated with the commercial units and also noise from the building ventilation system with regard to our noise criteria and recommendations providing for any insulation/ mitigation measures required. Please see the Environmental Health comments in full which are appended to this letter.	Noise and Vibration has been scoped out of the ES. See Chapter 1: Introduction of the ES for further detail on Noise and Vibration.
Environmental Health Officer ('EHO')	We can agree that the noise element can be scoped out and we will be recommending conditions for noise break into the residential apartments, noise breakout from the ground floor commercial to the wider environment and into the adjoining apartments and noise from fixed plant along with a full AVO overheating report submitting.	
Transport		
MCC	Highways can be scoped out of the EIA. The planning application should be supported by a suitable assessment including the comments by Highway Services attached to this letter.	Transport has been scoped out of the ES. A Transport Assessment including an interim travel plan is submitted with the planning application. See Chapter 1: Introduction of the ES.
MCC – Highways	Whilst Highways agree that EIA assessment of the operational phase are not necessary due to the car-free nature of the site and accessible location, no evidence has been provided with regard to baseline surrounding traffic flows and daily construction vehicle movements in order to support scoping out of the construction	

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	phase. Further evidence is therefore requested by Highways, or should such data not be available at this stage, highways suggest that assessment of the construction phase is scoped into the EIA assessments, once further detail can be obtained on baseline traffic flows and construction vehicle numbers/routeing. Assessment should not only consider construction trip generation but also traffic redistribution impacts associated with any required traffic management/temporary road closures during the construction phase. Assessment should consider any required traffic management/temporary road closure impacts on pedestrians during the construction phase. Whilst MCC Highways accept that a number of the IEMA environmental effects would be considered within other technical assessments of the ES (including noise, vibration, visual impacts, air pollution, dust and dirt, ecological impact and heritage and conservation), appropriate traffic data should be provided to inform the associated assessments.	
Flood Risk and Drainage		
MCC	Flood Risk and Drainage can be scoped out of the EIA. The planning application should be supported by a suitable assessment.	Flood Risk and Drainage has been scoped out of the ES. An outline drainage strategy and Flood Risk Assessment has been submitted with the planning application.
Conclusion		

Topic	Scoping Response	ES Response
MCC	I agree that the matters you have identified to be scoped out of the ES are appropriate with the exception of heritage and wind. The planning application must be supported by appropriate documentation, including any mitigation, to minimise any effects as a result of the Proposed Development from the matters capable of being scoped out. The City Council reserves the right to re-consider this position following a more detailed consideration of the reports which will accompany the planning application.	Chapter 8: Heritage and Chapter 13: Wind have been scoped into the ES.