



**MANCHESTER
CITY COUNCIL**

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27 December 2023

Our reference: JA/DMN

Dear Mr Grant

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")**

SCOPING REQUEST UNDER PART 4 REGULATION 15(1)

**'LAND AT 33-41 CHEETHAM HILL ROAD MANCHESTER' ("THE
PROPOSED DEVELOPMENT")**

**SCOPING OPINION OF MANCHESTER CITY COUNCIL PURSUANT TO
REGULATION 15**

Thank you for your request dated November 2023 for a Scoping Opinion at the
above site.

In coming to a formal opinion on the scope of the Environmental Statement
("ES"), Manchester City Council, as Local Planning Authority, has considered
the supporting information contained within your '*Request for Scoping Opinion*'
prepared by yourselves, on behalf of the Applicant Manchester City Council,
and the comments from statutory consultees.

I have now had a chance to consider your scoping request and I outline my
response below.

The Proposed Development is considered an EIA development as it falls within
the description and thresholds in Schedule 2 10(b) of the EIA Regulations as an
'Infrastructure Project - Urban Development Project' which has the potential to
have significant effects on the environment. In accordance with Schedule 2,
Categories 10(b) (urban development projects) of the EIA Regulations and
owing to the location, scale and nature and of the Proposed Development, I
note that you recognise the need for an EIA and have therefore submitted the

Scoping Report for consideration to the City Council, as Local Planning Authority.

Before adopting a Scoping Opinion the City Council, as Local Planning Authority, must take into account the information specified in Regulation 15(6) of the EIA Regulations.

- (a) any information provided by the applicant about the proposed development;
- (b) the specific characteristics of the particular development;
- (c) the specific characteristics of development of the type concerned; and
- (d) the environmental features likely to be significantly affected by the development.

This Scoping Opinion sets out the information that the City Council, as Local Planning Authority, considers should be included in the ES that will be submitted with the subsequent planning application made in respect of the Proposed Development.

In formulating this Scoping Opinion the City Council, as Local Planning Authority, has taken account of, the requirements of the EIA Regulations, the nature and scale of the Proposed Development, the nature of the receiving environment, current best practice in the preparation of environmental statements, and the views expressed by the organisations and bodies that responded to the consultation.

This Scoping Opinion should not be construed as implying that the City Council, as Local Planning Authority, agrees with the conclusions set out in the Scoping Request regarding impacts of the proposal. This Scoping Opinion is without prejudice to any decisions subsequently taken in respect of any planning application submitted in respect of the Proposed Development.

Your report of the 25 November 2021 sets out the proposed chapters that the ES will cover, and the disciplines which you believe should be scoped in and out of the EIA.

These are as follows:

Scoped In

- Climate Change;
- Human Health;
- Sunlight, Daylight and Overshadowing;
- Townscape and Visual Impact.

Scoped out

- Air Quality;
- Archaeology;
- Ecology/Biodiversity;

- Ground Conditions;
- Heritage;
- Noise;
- Transport;
- Flood Risk and drainage; and
- Wind.

Below is a consideration of the Scoping Report for the Proposed Development and comments on the approach which you have outlined.

CONSULTATIONS

Regulation 15 (4) of the EIA Regulations require the City Council, as Local Planning Authority, to consult consultation bodies prior to adopting a Scoping Opinion.

Having regard to Regulation 2 of the EIA Regulations, the following consultees were consulted who have specific environmental responsibilities and which the City Council, as Local Planning Authority, considers are likely to have an interest in the development proposal.

- Natural England;
- Environment Agency;
- Greater Manchester Ecology Unit (GMEU);
- Greater Manchester Archaeology Advisory Service (GMAAS);
- Transport for Greater Manchester (TfGM);
- United Utilities;
- City Council Highway Services;
- City Council Environmental Health;
- City Council Flood Risk Management;
- City Council Arborist;
- City Council works and skills;
- Aerodrome Safeguarding;
- Design for Security at Greater Manchester Police.

All responses of the consultees contacted by the City Council, as Local Planning Authority, during the EIA scoping process are appended to this letter.

You are strongly recommended to consult further with consultees as appropriate throughout the EIA process as the development proposal evolves. It

is thereby recommended all consultee responses are reviewed by you and the applicant in full.

Any subsequent ES submitted with a planning application should reflect the points raised by the consultation bodies where this reflects the requirements of the Regulations. It is recommended that the ES summarises the scoping responses from the consultation bodies and how they are, or are not, addressed in this regard. Any consultation responses received after the date of this letter, that have not been taken into account within this Scoping Opinion, will be forwarded to you and should be given due consideration in the planning application and EIA process.

CONTEXT

The site is bound by Cheetham Hill Road to the east, Carnarvon Street to the north and Gibson Place to the west. To the south of the site are two low level commercial units.

The development site is approximately 0.1 hectares and has most recently been used as a car wash.

The area is dominated by commercial premises, residential use, and offices associated with the Strangeways Warehouse district.

HMP Manchester lies approximately 330 metres to the east of the site. To the north of the site is Park Place, and the building at 25-31 Cheetham Hill Road is a bank.

The Green Quarter, a residential development, is located close to the site and is a primarily residential area with buildings of 8-16 storeys tall.

The nearest listed buildings to the Site are the Roman Catholic Church of St Chad and Presbytery (and churchyard walls) on Cheetham Hill Road (Grade II), the former synagogue at 19 Cheetham Hill Road (Grade II) and various structures associated with HMP Manchester (Strangeways) (Grade II)

The site is within walking distance of the City Centre where there are many public transport connections. Both Victoria Station and Shudehill Interchange are approximately 10 minutes walking distance from the site, providing train, tram and bus links.

SENSITIVE RECEPTORS

The development site is located within the Greater Manchester Combined Air Quality Management Area (AQMA) along Cheetham Hill Road.

The site is not within, nor does it contain, any ecological designations including sites of specific interest (SSSI), sites of biological importance (SB1) or special protection areas (SPA).

The site is located in Flood Zones 1. The site is also situated within the Manchester, Salford and Trafford Critical Drainage Area (CDA).

The development site is not located within a Conservation Area and the site does not contain any listed buildings. There are listed buildings close to the development site.

PROPOSED DEVELOPMENT

I note from your Scoping Report that the Proposed Development is based on a number of parameters which are evolving as part of the design process. Should these parameters change, then a further scoping assessment should be undertaken if the scope of the ES needs to reflect this.

The Proposed Development would consist of the following works:

- Demolition of existing structures and site enabling works
- Erection of a part 18, part 23 storey building to form 240 residential apartments (Use Class C3a) including 100 sqm of commercial floorspace.
- The development would be car free and include cycle parking.

ASSESSMENT OF THE SCOPING REPORT

I can confirm that the approach outlined within the Scoping Report is considered to be generally acceptable, appropriate and proportionate. This is also reflected in the nature of the consultation responses.

You should note the specific points I have made below within the specific discipline areas which reflect the comments of the consultees and those of the City Council, as Local Planning Authority. These matters should also be included and addressed within the relevant chapters of ES.

Discussion of alternatives

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.

Presentation and content of the Environmental Statement

The purpose of an ES is to enable significant environmental impacts of a proposed development to be fully considered before an application for planning consent is determined.

The ES provides environmental information to aid the decision making process. The ES should be laid out clearly, with minimum use of technical terms (where

appropriate) and should provide an objective and realistic description of the likely significant impacts of the proposed development.

The information should be presented so as to be comprehensible to the specialist and non-specialist alike. The ES should be concise with supporting technical information placed in appendices

Mitigation

Paragraph 7 of Schedule 4 of the EIA Regulations states that mitigation measures may fall into a range of categories namely:

- avoidance of impacts;
- reduction in the magnitude of impacts; or
- compensation for losses incurred through unavoidable impacts;

These should be identified as such in the technical chapters of the ES.

Mitigation measures should not be developed in isolation, as they may relate to more than one aspect of the environment (e.g. mitigation to address issues of landscaping, surface water management, air quality and biodiversity).

The ES should set out the mitigation measures required to prevent, reduce and where possible offset any significant adverse effects. The ES should also identify any residual effects that could be expected to persist even with mitigation in place.

The anticipated effectiveness of any mitigation measures proposed should be addressed within the ES. Only mitigation measures that can be shown to be deliverable (i.e. technically and financially viable), and for which the applicant can deliver and implement as part of any planning permission granted, should be taken into account as part of the assessment.

It is further recommended that a section is included in the ES in which the mitigation measures proposed across all the technical chapters are collated and presented as an integrated package.

It is considered best practice to outline in the ES, the structure of the environmental management and monitoring plan.

Cumulative effects

The committed developments summarised in table 4.5 of your Scoping Report appears to be acceptable.

Cross references and summarising of the findings

All specialist chapters should be cross-referenced to other relevant disciplines (for example traffic impacts on air quality). Consideration of the potential for interactions between the different aspects of the environment is essential to the production of a robust assessment.

The ES should not be a collection of separate specialist chapters, but a comprehensive assessment of the environmental impacts of the proposed components of the wider scheme, and should account for how the identified impacts could be mitigated or avoided, or how suitable compensation could be provided to offset those effects.

In accordance with the requirements of paragraph 6 of Schedule 4 of the EIA Regulations, each technical chapter should include a description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of any difficulties (e.g. technical deficiencies, lack of know-how, etc.) encountered by the applicant during the preparation of the ES and the main uncertainties involved.

ENVIRONMENTAL MATTERS TO BE SCOPED OUT OF THE ES

The City Council comments as follows, based on the information provided, on the matters proposed to be scoped out of the ES.

- Air Quality;
- Archaeology;
- Ecology/Biodiversity;
- Ground Conditions;
- Heritage;
- Noise;
- Transport;
- Flood Risk and drainage; and
- Wind

Air Quality

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.

Archaeology

Archaeology can be scoped out of the EIA. The planning application should be supported by a suitable desk based assessment.

Ecology/Biodiversity

Ecology/Biodiversity can be scoped out of the EIA. The planning application should be supported by a suitable assessment.

Ground Conditions

Ground Conditions can be scoped out of the EIA subject to clarification. The planning application should be supported by a suitable assessment.

Heritage

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.

Noise

Noise and Vibrations can be scoped out of the EIA subject to clarification. The planning application should be supported by a acoustic assessment and recommendations with regard to building insulation to address noise break in to 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.

Transport

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.

Flood Risk and drainage

Flood Risk and Drainage can be scoped out of the EIA. The planning application should be supported by a suitable assessment.

Wind

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 of the development on local wind conditions including cumulative impacts.

Summary

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.

ENVIRONMENTAL STATEMENT CHAPTERS - SPECIFIC COMMENTS ON THE TECHNICAL CONTENTS

The ES should be proportionate in its consideration of the aspects of the environment listed under Paragraph 2 of Regulation 4 of the EIA Regulations. Those aspects of the environment that are subject to the most significant impacts from the Proposed Development should be the primary focus of the ES.

Your Scoping Report advises that the ES will cover the following topic areas.

- Climate Change;
- Human Health;
- Sunlight, Daylight and Overshadowing;
- Townscape and Visual Impact.

As highlighted above, you should also include Human Health within relevant chapters within the ES.

General Comments

For planning purposes, the development site is located in a Strategic Housing Location (policy H2) of the Manchester Core Strategy (2012) together with forming a component of the Great Ducie Street Strategic Regeneration Framework Area.

The significance of the site should be reflected throughout the ES. The Environmental Chapters must therefore consider the impacts of the Proposed Development on this context in order to determine any wider significant environmental impacts.

Climate Change

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

Human Health

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

Sunlight, Daylight and Overshadowing

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.

Townscape and Visual Impact

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

Socio economics

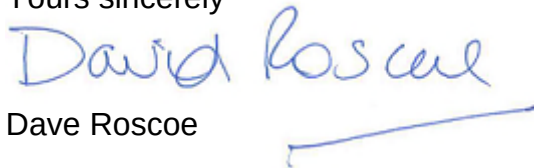
You have not provided any comments as to whether socio economic impacts should be scoped into or out of the EIA. Socio economic impacts should be scoped into the EIA.

FURTHER INFORMATION

The City Council, as Local Planning Authority, has undertaken a thorough consideration of the information contained within your Scoping Report together with providing comments from relevant statutory consultees. The issuing of this Scoping Opinion does not preclude the City Council, as Local Planning Authority, from requesting further information at a later stage as the development proposals evolve or whilst a future planning application is being formally considered.

I trust this information is of some assistance to you. Should you require anything further please do not hesitate to contact myself or Jennifer Atkinson.

Yours sincerely



Dave Roscoe

Deputy Director of Planning