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20th February 2024

Project/File: 33310047/A3/HW

Development Management
Planning, Licensing and Building Control
Growth and Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Sir/Madam,

RE: ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REQUEST IN RELATION TO THE DEMOLITION OF THE FORMER RESIDENTIAL BUILDINGS AT 4 TURNPIKE WALK, BESWICK, MANCHESTER, M11 3TH

We hereby submit a formal request to Manchester City Council, as the Local Planning Authority (LPA), to adopt an Environmental Impact Assessment (EIA) Screening Opinion in relation to the proposed demolition of the residential building ('proposed development') at 4 Turnpike Walk, Beswick, Manchester ('the Site').

This request is pursuant to Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as 'the 2017 Regulations'). Our Client, One Manchester, is seeking confirmation from the LPA that an EIA is not required.

Accompanying Information

As required by Regulation 6(2) of the Regulations as amended, this letter contains:

a) a plan sufficient to identify the land;

b) a description of the development, including in particular—
(i) a description of the physical characteristics of the development and, where relevant, of demolition works;
(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;

c) a description of the aspects of the environment likely to be significantly affected by the development;

d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—
(i) the expected residues and emissions and the production of waste, where relevant; and
(ii) the use of natural resources, in particular soil, land, water and biodiversity; and

e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

This letter should also be read alongside the following documents and plans submitted to the LPA in support of the Prior Approval application for the proposed development:

Registered Office: Stantec UK Limited | Buckingham Court, Kingsmead Business Park, Frederick Place, London Road, High Wycombe HP11 1JU | Registered in England No. 01188070

- Location Plan (8782-BA-XX-00-DR-A-(01)002 Rev D).
- Demolition Plan – 4 Turnpike Walk (8782-BA-XX-0-DR-A-(04)010).
- Post Demolition Plan 1 of 3 – 2 Banner Walk (8782-BA-XX-00-DR-A-(04)012).
- Bat Prescence/Absence Survey – 4 Turnpike Walk prepared by UES.
- Process Manual for the Demolition of Dwellings prepared by Perses.

Site and Surroundings

The Site is located at 4 Turnpike Walk on the Grey Mare Lane Estate in Beswick. The triangular shaped plot is circa. 593sqm in size and is bound by 2-12 Cairn Walk to the east, 2-6 Pratt Walk to the south, and 18 Yeoman Walk and 19-23 Turnpike Walk to the west.

The plot is occupied by a vacant 'T' shaped two storey block of 6no. flats. There is a public lawn to the north and private gardens to the south of the building with a red brick wall along the southern boundary. Pedestrian access is via a walkway from Turnpike Walk to the west. There are also three trees within the boundary of the Site.

The area surrounding the Site is predominantly characterised by low rise residential development, with the Church of Resurrection & St Barnabas and a convenience store to the south and a vacant plot of land on Grey Mare Lane to the north. The flats and maisonettes at 62-74 Grey Mare Lane and 162-174 Grey Mare Lane to the east, and 2 Turnpike Walk and 2 Banner Walk to the south, are currently in the process of being demolished (ref. 138221/DEM/2023).

<u>Environmental Designations</u>

The Site does not include or form part of the setting of any designated or non-designated heritage assets. The nearest designated heritage assets to the Site are a cluster of Grade II listed structures associated with the Ashton Canal located approximately 690m to the north of Grey Mare Lane. These include Lock Number 6, Bridge Number 9, Lock number 7, and Ashton Canal Lock Keepers Cottage. Clayton Hall moated site is the nearest scheduled monument, located approximately 1.2km to the east of Grey Mare Lane.

There are no ecological or landscape designations that affect the Site and each plot sits within Flood Zone 1 on the Environment Agency Flood Risk Map for Planning. Ashton New Road (A662) to the north and Alan Turing Way (A6010) to the east of the Grey Mare Lane Estate form part of the Manchester Air Quality Management Area.

Proposed Development

The proposed development includes the demolition of the residential building at 4 Turnpike Walk. The location of the building to be demolished is edged in red on the Site Location Plan (drawing 8782-BA-XX-00-DR-A-(01)002 Rev D) and Demolition Plan (drawing 8782-BA-XX-0-DR-A-(04)010).

The methodology and management of the proposed demolition works is explained in *'The Process Manual for the Demolition of Dwellings'* document prepared by Perses Limited. It includes details relating to site preparation, internal soft stripping, asbestos removal, tree protection measures, methods for the fragmentation of each building and the methods for the loading of waste and scrap materials.

The restoration works proposed post-demolition are also shown on the Post Demolition Plan (drawing 8782-BA-XX-00-DR-A-(04)012). The building would be demolished down to slab with no disturbance to

the ground. The three trees on the Site are proposed to be retained and the Site will be secured by a 1.8m high weld mesh fence.

The proposed start date for the asbestos removal is 11th March 2024 with the main demolition of the building proposed to begin on 6th May 2024. All demolition and restoration works are proposed to be completed by 31st May 2024. It should, however, be noted that these are approximate dates and may be subject to change.

Committed Development

A review of committed and pending planning applications within 1km of the Site that warrant further consideration in the EIA screening process due to their scale, nature and potential for cumulative impacts include:

- 138221/DEM/2023 – Prior approval for the demolition of existing residential buildings at 2 Banner Walk, 62-74 & 162-174 Grey Mare Lane and 2 Turnpike Walk. Our Client has confirmed that the demolition works began on 30th October 2023 and are due to be completed by 29th March 2024.

- 136763/FO/2023: Alterations to the Etihad Stadium North Stand and adjoining land to provide an overall increase in Stadium capacity, hospitality, and concourse facilities available for use both during and outside of event days, an ancillary TV Studio (Sui Generis), a Roof-Walk Attraction (Use Class F1(c)) together with the erection of a 9 storey, 391 bed hotel (Use Class C1) with a further 10 suites provided within the North Stand of the Etihad Stadium for hotel or hospitality space (Use Class C1 / Sui Generis); restaurant at Level 1 (Use Class C1 / Class E), erection of an 8-storey building comprising: a new Club Shop and Ticket Office (Use Class E) at Ground and Level 1, City Museum at Level 2, Leisure Attraction at Level 3 (Class F1(c)); and workspace (Class E) at Levels 4, 5, 6 and 7 and a new covered City Square fan zone and flexible event space with ground floor commercial, leisure, food and drink use (Use Class E and/ or drinking establishment (Sui Generis)) within each of the interrelated buildings adjoining the proposed square with associated landscaping and public realm works, servicing and access arrangements, and other associated works.

  This planning application was approved on 24th October 2023. Pre-commencement conditions are currently being discharged and amendments are being made to the planning permission. We expect works will commence by the end of Q1 of 2024.

- 135764/FO/2022: Site improvement works comprising site investigation and remediation activity in respect of historic coal mining activity, including trial piling and grouting of coal seams, demolition of the club shop, service and drainage diversions and associated temporary works to maintain safe access around the stadium at the Etihad Stadium. The application was approved on 8th June 2023. Condition 5 has been discharged and we expect works either have or will commence on Site by the end of Q1 of 2024.

- 126431/FO/2020: Erection of a multi-use arena (Use Class D2) with a partially illuminated external facade together with ancillary retail/commercial uses (Classes A1, A3 and A4), with highways, access, servicing, landscaping, public realm and other associated works at land south of Sportscity Way, East of Joe Mercer Way, West of Alan Turing Way And North Of The Ashton Canal At The Etihad Campus Manchester. The application was approved on 23rd October 2020. The development is currently under construction and due to open in April 2024.

- 132588/FO/2021: Erection of a learning and training facility building (Use Class F1(a)) including classrooms, seminar rooms, offices, flexible conferencing space and workspace, kitchen facilities, changing facilities, a 900 seat spectator stand and ancillary community space, use of existing rugby pitch as a training facility, occasional match and events venue, together with the erection of floodlighting, boundary treatment, access and highways works and other associated works following demolition of existing structures at Land To The Rear Of 4-20 Metcombe Way And Kylemore Way Manchester. The application was approved on 22nd May 2022. Works are yet to commence on site.

EIA Screening History

We understand that the Site has not previously been screened for EIA development.

Screening Assessment

To determine whether the proposed development is 'EIA development', regard must be had for the Regulations and National Planning Practice Guidance (NPPG) and whether:

- The proposed development is of a type listed in Schedule 1;
- If not, whether it is listed in Schedule 2;
- If it is located within a sensitive area;
- If it meets any of the relevant thresholds and criteria set out in Schedule 2; and/or
- If it would lead to likely significant effects on the environment.

These points are explored further in this section with reference to the Regulations.

Schedule 1 Projects

EIA is mandatory for projects listed in Schedule 1 of the Regulations. Schedule 1 development are large scale projects for which significant effects would be expected and comprise development such as new airports and power stations. The proposed development does not meet any of the categories of development set out in Schedule 1 of the Regulations, therefore, EIA is not mandatory on this occasion.

Schedule 2 Projects

EIA is discretionary for projects listed in Schedule 2. If the proposed development is of a type listed in Schedule 2 then it may be classified as EIA development, depending on the location of the development (i.e. is it within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.

The proposed development falls within the 'Urban Development Projects' category set out in Schedule 2 of the Regulations, but it does not exceed the thresholds listed under this category which are as follows:

(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development;
(ii) The development includes more than 150 dwellings; or
(iii) (The overall area of the development exceeds 5 hectares.

Notwithstanding this, the European Court of Justice has made it clear that demolition works can constitute a 'project' within the meaning of the EIA Directive and can, therefore, be subject to EIA. LPA's need to consider whether demolition projects are likely to have significant environmental effects and

require a screening opinion to be issued as such projects can fall within Schedule 2 of the 2017 Regulations[1].

Regulation 5(4) states that where the LPA must decide whether Schedule 2 development is EIA development, they should take into account the following:

a) Any information provided by the applicant;
b) The results of any relevant EU environmental assessment which are reasonably available to the relevant planning authority or the Secretary of State;
c) The selection criteria set out in Schedule 3 as are relevant to the development Schedule 3 sets out the selection criteria under headings; 'Characteristics of Development', 'Location of Development', and 'Types and Characteristics of the Potential Impact'.

With reference to the submitted information outlined above, the assessment below seeks to determine whether the proposed development would be likely to result in significant environmental effects using the criteria in Schedule 3 of the Regulations.

Schedule 3:

(1) Characteristics of the Development

a) Size of development

The proposed development involves the soft strip, removal of asbestos and demolition of the residential building on the Site down to slab. There are no plans to erect new buildings as part of the proposed development. Any future redevelopment of the Site will form part of a separate planning application to the LPA. Within the context of the 2017 Regulations, given the small-scale nature of the proposed development no significant effects are envisaged to warrant an EIA.

b) Cumulation with other developments

As set out above, the main demolition works are proposed to commence on 6th May 2024 with all restoration works proposed to be completed by 31st May 2024. This may, therefore, overlap with the mobilisation works relating to planning application's 136763/FO/2023 and 135764/FO/2022 at the Etihad Stadium.

However, through the application of the standard best practice methods set out in the submitted *'Process manual for the Demolition of the Dwellings'* document, taking account of the distance between the Site and the Etihad Stadium, and the relatively modest nature of the proposed demolition works, we consider pollution from the proposed development could be managed safely without significant harm to the environment. As such, we do not consider the cumulative impacts would give rise to significant adverse impacts to warrant EIA development.

With regards to the other committed developments identified above, the residential buildings within our Client's ownership on the Grey Mare Lane Estate (ref. 138221/DEM/2023) will be demolished prior to works commencing on the Site. Pre-commencement conditions attached to planning permissions 132588/FO/2021, are yet to be submitted for approval to the Local Planning Authority. We, therefore, do not expect the proposed development and the demolition and construction phases of these committed

[1] Paragraph: 016 Reference ID: 4-016-20170728 of the National Planning Practice Guidance.

developments to overlap. As such, no cumulative impacts are expected from these committed developments.

c) Use of natural materials

The building on the Site will be demolished down to slab with no breakout of the ground or foundation. As such, the proposed development will not have a significant adverse impact on the use of natural materials.

d. Production of waste

Waste will be generated through the soft stripping and demolition of the buildings on the Site. As set out in the *Process manual for the Demolition of the Dwellings'* document, the waste generated by the proposed development includes 5 x wood waste 40-yard skips, 5 x general waste 40 yard skips and 40 x brick/concrete off-site 32 ton tipper waggons. The waste will be transported off-site to be safely processed. No waste will be left on site post-demolition.

Given the amount of waste generated by the proposed development would not be significant and that any waste would be transported off-site to be disposed of safely, the proposed development is unlikely to have a significant adverse impact to warrant EIA development.

e. Pollution and nuisance

The Site is in a predominantly residential area and is likely to cause disturbance from noise, vibration and dust during the proposed development. However, given the relatively modest scale of the proposed development and that the works are expected to be completed within a few weeks, the effects are not anticipated to be significant and could be managed appropriately through the implementation of the methods set out in the submitted *'Process manual for the Demolition of the Dwellings'* document.

f. Risk of accidents, having regard in particular to substances or technologies used

As set out in the submitted *'Process manual for the Demolition of the Dwellings'* document, the appointed contractors will implement measures in accordance with health and safety legislation and best practice to minimise the risks of accidents which could affect people or the environment. This includes the safe removal of asbestos from the buildings prior to demolition. As such, the risk of accidents is not deemed significant to warrant an EIA.

g. Risk to human health

During demolition materials such as asbestos may be present on the Site which may be harmful to the environment. However, any risks to human health will be mitigated through the implementation of environmental control measures as set out in the submitted *'Process manual for the Demolition of the Dwellings'* document.

Dust and noise from the demolition works would also be managed in accordance with standard best practice measures set out in the submitted *'Process manual for the Demolition of the Dwellings'* document. Through the implementation of these measures the proposed development would not generate any pollutants of a scale that would be a significant risk to human health.

2) Location of development

a. Existing land uses

The proposed development is small in scale and is required to facilitate the future redevelopment of the Site as part of One Manchester's wider regeneration plans for the Grey Mare Lane Estate. As such, the proposed development is considered compatible with existing land uses.

b. Relative abundance, quality and regeneration capacity of natural resources in the area

The building on the Site will be demolished down to slab with no breakout of the ground or foundation. As such, there are no scarce resources on or around the location would be affected by the proposed development.

c. Absorption capacity of the natural environment

The Site is not located within the 'sensitive areas' as defined in Regulation 2(1):

- Sites of Special Scientific Interest (SSSIs).
- National Parks.
- The Broads.
- Properties appearing on the World Heritage List.
- Scheduled monuments.
- Areas of Outstanding Natural Beauty.
  European sites within the meaning of Regulation 8 of the Conservation of Habitats and Species Regulation 2017.

There are no National Parks, Areas of Outstanding Natural Beauty, Properties appearing on the World Heritage List, SSSI's or European site within the meaning of Regulation 8 of the Conservation of Habitats and Species Regulation 2017 close to the Site.

'Clayton Hall moated site' scheduled monument is located approximately 1.2km to the east of the Site. However, due to the distance and intervening built development between the Site and this ancient monument it is not anticipated that this sensitive area would be adversely impacted by the proposed development.

Furthermore, given the modest scale of demolition works, the proposed development is not expected to have a significant impact on the absorption capacity of the natural environment in respect to those areas for particular attention set out in Paragraph 2(c) of Schedule 3 of the Regulations, namely:

(i) wetlands, riparian areas, river mouths.
(ii) coastal zones and marine environments.
(iii) mountain and forest areas.
(iv) nature reserves and parks.
(v) European sites and other areas classified or protected under national legislation.
(vi) areas in which there has already been a failure to meet environmental quality standards, laid down in Union legislation and relevant to the project.
(vii) densely populated areas.
(viii) landscapes of historical, cultural, or archaeological significance.

3) Characteristics of the Potential Impact

a. The magnitude and spatial extent of the impact and b. the nature of the impact

The proposed development includes the demolition of a residential building on the Grey Mare Lane Estate. The building is vacant and previous occupiers have been re-housed. The loss of the residential units would, therefore, not have an adverse impact on residents.

The proposed development is likely to cause disturbance to neighbouring residents and businesses from noise, vibration, dust and construction traffic. However, given the relatively modest nature of the works, the magnitude and spatial extent of the impact will be limited to the Site and its immediate locality, the environmental effects are not anticipated to be significant to warrant EIA and could be managed appropriately through the implementation of the methods set out in the submitted *'Process manual for the Demolition of the Dwellings'* document.

During demolition materials such as asbestos may be present on the Site which may be harmful to the environment. However, any impact to human health will be mitigated through the implementation of environmental control measures as set out in the submitted *'Process manual for the Demolition of the Dwellings'* document.

c. The transboundary nature of the impact

There will be no transboundary impact.

d. The intensity and complexity of the impact

A degree of change will take place following the demolition of the building. However, the intensity and complexity of the impact is limited to the Site and its immediate locality. The loss of the building is, therefore, not deemed to result in a significant adverse impact.

e. The probability of the impact

As discussed above, the proposed development is not likely to cause significant effects and any potential effects can be mitigated appropriately. There is, therefore, a low probability of a potentially highly significant effect because of the proposed development.

f. The expected onset, duration, frequency and reversibility of the impact

The effects of the proposed development will be temporary (4 weeks) in duration and the identified impacts are expected for a development of this nature. Given the small-scale nature of the works, the proposed development would not have a significant adverse impact on the surrounding area.

g. The cumulation of the impact with the impact of other existing and/or approved development

As set out above, the proposals would not cumulatively give risk to significant adverse impact during the construction phase to warrant EIA development, particularly given the phased and strategic nature of the neighbouring committed developments. We, therefore, do not anticipate any significant adverse impacts to warrant EIA development.

h. The possibility of effectively reducing the impact

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The proposed development is not likely to cause significant effects and the effects that are predicted can be mitigated via tried and tested methods as set out in the submitted *'Process manual for the Demolition of the Dwellings'* document.

Conclusion

This EIA Screening Request has considered whether the proposed development will result in likely significant effects on the environment to warrant EIA.

The proposed development does not fall within 'Schedule 1' of the EIA Regulations and at circa. 593sqm in size, the Site does not exceed the thresholds within sub-section 10(b) of Schedule 2 Development, relating to 'Urban Development Projects'. Notwithstanding this, the NPPG is clear that local planning authorities need to consider whether demolition projects are likely to have significant environmental effects and for a screening opinion to be issued to consider whether the proposals fall within Schedule 2 of the 2017 Regulations.

Based on the submitted information and our assessment above, it can be concluded that anticipated effects of the proposed development will be local to the Site and its immediate surroundings. Any impacts can be managed using the methods set out in the submitted *'Process manual for the Demolition of the Dwellings'*.

Set in this context, it is considered that the proposed development does not comprise "EIA development" as defined in the Regulations and that the Council should adopt a Screening Opinion to confirm that no Environmental Statement is required within the statutory period.

Yours faithfully,

STANTEC UK LIMITED



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