

Charles Street

Environmental Statement Volume 4: Non-Technical Summary



**JADM3002 Charles Street,
Manchester**

Volume 4: Non-Technical Summary
(NTS)

December 2023

Turley

Contents

1.	Introduction	1
2.	The Proposed Scheme	3
3.	The EIA Process and Approach	9
4.	Effects of the Proposed Scheme	13
5.	Cumulative Effects	16
Appendix 1: Regulatory Compliance Checklist		19

1. Introduction

What is an Environmental Statement and Non-Technical Summary?

- 1.1 This document, the Non-Technical Summary (NTS), is part of the Environmental Statement (ES) that has been prepared and submitted in support of a detailed planning application that has been submitted for a purpose-built student accommodation (PBSA) development consisting of up to 107 Purpose Built Student Accommodation (PBSA) units (the 'Proposed Scheme'). Further detail of the Proposed Scheme is provided within **Section 2**. The planning application has been submitted on behalf of Jadebricks Manchester Limited (the 'Applicant').
- 1.2 The ES, comprising of **Volumes 1 – 4**¹, submitted in support of the planning application, has the status of a 'material consideration' during the determination of the planning application by Manchester City Council (MCC), who are the determining authority² of the planning application. The ES is the output of the Environmental Impact Assessment (EIA) process undertaken in accordance with the 'EIA Regulations'³.
- 1.3 The purpose of EIA and the ES is to assess and report the 'likely significant effects' of the Proposed Scheme on the environment,

so that they can be taken into account by MCC when deciding whether to grant permission for the planning application.

- 1.4 In line with the EIA Regulations, the ES should include a non-technical summary of the information presented within the ES. As defined in the Planning Practice Guidance (PPG)⁴, the non-technical summary should be written in '*plain English*', so as to ensure that the findings reported in **Volume 1: Main Text and Figures** (and where applicable **Volume 2: Technical Appendices**) can be easily understood by non-experts (i.e., the general public).
- 1.5 The EIA Regulations have various requirements of what needs to be reported in the ES (and thus summarised in the NTS), which are set out in **Appendix 1**, alongside where that information is located in this document to ensure clarity that regulatory requirements have been met.

What does this NTS include?

- 1.6 As mentioned above, the NTS provides the summary of the EIA process and outputs of assessments, specifically covering the following key aspects:
 - An overview of the Proposed Scheme and what it includes (**Section 2**);

¹ Volume 1: Main Text and Figures; Volume 2: Technical Appendices; Volume 3: Environmental Management Plan; and Volume 4: Non-Technical Summary.

² This is the local planning authority who the Application is submitted to. They decide whether or not to grant planning permission.

³ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (SI 2017/571).

⁴ PPG, Paragraph 035, Reference ID: 4-035-20170728.

- Outline of the 'EIA Process' and the approach taken for this specific project (**Section 3**);
- The existing relevant baseline conditions of the Site and surrounding area (**Section 4**), as EIA is focused on the 'changes' caused by the Proposed Scheme;
- A summary of the outputs of the technical assessments undertaken to determine the 'effects' of the Proposed Scheme and if they are significant (**Section 5**); and
- Synopsis of the evaluation of 'cumulative effects' of the Proposed Scheme and with other projects (**Section 6**).

What Happens Next?

- 1.7 The ES has been submitted to MCC in support of the planning application and is now with MCC for determination. The process of determination of the planning application (once validated) is 16 weeks. MCC can request an extension to this period, if agreed in writing with the Applicant.
- 1.8 The ES (**Volumes 1 – 3**) has been submitted in digital format and is available on the MCC planning portal website (**Box 1**). Hard copies of the ES will be made available by MCC, with their locations advertised. Further details on the location and accessibility of these hard copies can be obtained from MCC (**Box 1**).
- 1.9 Electronic copies of the ES can be requested from Turley at a fee of £15 (digital file) using the contact details within **Box 1**.

- 1.10 During the determination of the planning application members of the public have an opportunity to comment on the planning application via the MCC planning portal website (**Box 1**).

Box 1. Contact Details

Manchester City Council

Town Hall Extension

Albert Square

Manchester

M2 5DB

Tel: 0161 234 4490

Website: <https://pa.manchester.gov.uk/online-applications/>
<https://www.northnorthants.gov.uk/planning-and-building-control/view-and-comment-application>

Turley (EIA Team)

1 New York Street

Manchester

2. The Proposed Scheme

- 2.1 The Site of the Proposed Scheme is shown on **Extract 1**. The Site is approximately 0.04ha hectares and is currently occupied by a street level car park / hardstanding.
- 2.2 As shown on **Extract 1**, the Site is bound by a raised railway viaduct to the north; Bracken House to the east; Charles Street to the south; and York Street to the west.
- 2.3 The Applicant is seeking permission for a PBSA development consisting of up to 107 PBSA units within a 15-storey building. The key characteristics of the Proposed Scheme, specifically the details assessed within the ES, are set out below.

Proposed Land Use and Maximum Quantum

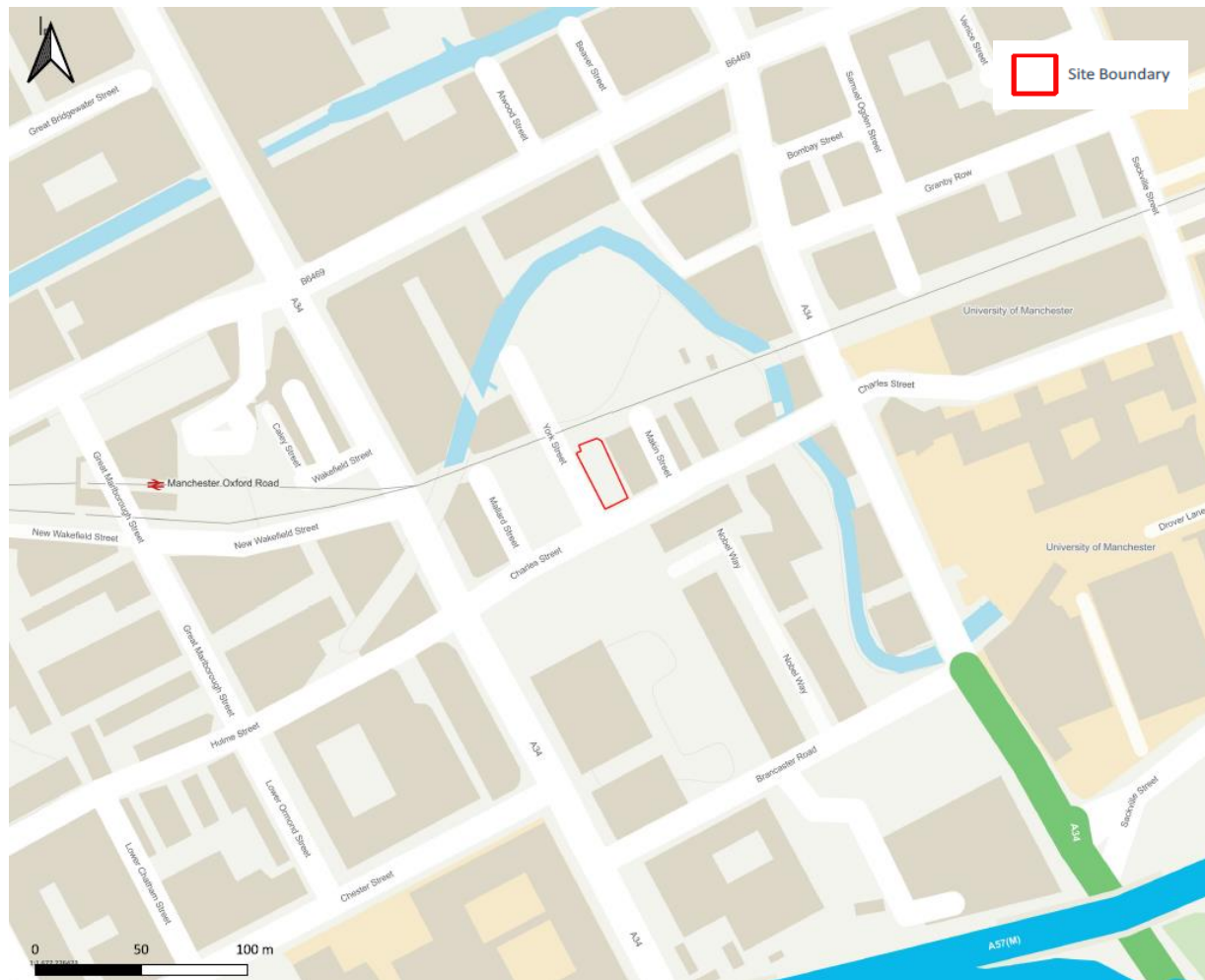
- 2.4 The Proposed Land Use for the Proposed Scheme is Purpose Built Student Accommodation (Use Class Sui Generis).
- 2.5 Single bed occupancy units will be provided across Levels 02 up to Level 14, with supporting ancillary amenity uses being located at Ground Level, and Level 01 and Level 02 (i.e. plant areas, waste storage, cycle storage, office, meeting rooms, laundry facilities, and amenity spaces).

Layout / General Arrangement and Amenity Space

- 2.6 The Proposed Scheme will comprise a singular building located within the Site comprising ground floor plus 14 storeys. The building provides for three volumes, with an undercut at GF and

Level 01 and a set back at Level 09. The Proposed uses for each level are as follows:

- Ground Level: Plant areas, waste storage and cycle stores;
- Level 01: Plant areas, laundry facilities, parcel room, meeting room, office and amenity space;
- Level 02: Amenity area and 5 standard studio student accommodation;
- Level 03 – 08: standard studios, and 2 large studios;
- Level 09 – 14: 5 standard studios, 1 accessible studio and 1 large studio ; and
- Roof: Further plant will be located on the roof of the building.



Extract 1: Site Location Plan

Proposed Building Heights

- 2.7 The Proposed Scheme comprises of a single building comprising of GL, 14 Storeys plus roof level. The tallest element of the Proposed Scheme (the parapet) will extend up to a maximum height of 79.705m AOD.
- 2.8 The proposed finished floor level for the Proposed Scheme is approximately 31.900m AOD, which is 300mm above the pavement on Charles Street, to allow for internal ramped disabled access.

Building Materials

- 2.9 The proposed tower will generally be constructed using concrete to create the superstructure of the tower element and provide the necessary structural stability of the building. The external façade of the building will differ slightly depending on the elevation and to reflect the three distinct volumes of the building.
- 2.10 The external façade of the building will differ slightly depending on the elevation and to reflect the three distinct volumes of the building. Materials include light bronze anodised aluminium, buff cream textured facing brick, green flat panel glazed terracotta, buff cream glazed brick, triangular profited glazed terracotta extrusion and buff cream wirecut facing brick.

Operational Access and Parking

- 2.11 There will be no specific vehicular access to the Site. There are currently 14 car parking spaces on York Street and it is proposed that two of these parking bays are reallocated as one disabled

bay with loading bay to allow for an appropriate delivery and servicing point (including for refuse collection purposes).

- 2.12 Pedestrian access will be through an entrance lobby of the Proposed Scheme off of Charles Street.
- 2.13 Access to cycle storage facilities are also provided off York Street, with the proposed cycle storage being for 28 bikes located at ground level.

Operational Traffic

- 2.14 As there will be no provision/access to the Site for vehicles, traffic movements associated with the Proposed Scheme will be limited to those for waste collections, deliveries and maintenance (approximately 10 off peak vehicle movements).
- 2.15 There may be additional traffic movements on specific days of the year when students arrive / depart at the beginning and end of term. The Applicant will implement a management plan in place on these days to help control the movement of vehicles around the area.

Operational Hours

- 2.16 The Proposed Scheme will be operational 24 hours a day/7 days a week.

Lighting Strategy

- 2.17 Artificial lighting will largely be contained to the interior of the building and the pathway to the north of the Site. Existing lighting on the surrounding road network (York Street and Charles Street) will be retained.

- 2.18 The additional external lighting is with regards to the pathway to the north of the Site which provides access between York Street to the stairwell at the nursery situated at the ground level of Bracken House. Lighting installations along this pathway will comprise of wall lights.

Building Safety

- 2.19 The final building management company will have in place the required emergency producers/practices (i.e. Fire Emergency Evacuation Plan (FEPP)) or apparatus/instruments (i.e. smoke detectors/sprinklers) required by law for these uses. In addition, the buildings will be designed, in line with Building Regulations Approved Document D: Fire Safety, with appropriate fire preventative measures.
- 2.20 The design of the Proposed Scheme will be informed by 'Secure by Design' principles and appropriate design and site management measures.

Surface Water Drainage Strategy

- 2.21 Surface water flows resulting from the building's roof area will discharge into the public surface water sewer located at the north of York Street. Surface water discharge rates must be restricted to a minimum of 50% compared to the existing situation during the 1 in 100 year + 50% climate change event. This equates to 2.5l/s for the Site.

Foul Water Strategy

- 2.22 There will be a separate foul and surface water drainage system.

- 2.23 The proposed drainage system will be designed in accordance with BS EN 752:2017, Building Regulation Approved Document Part H.

- 2.24 The proposed connection to the public sewer system will be into the public combined sewer networks either within York Street or Charles Street, subject to agreement with United Utilities under a Section 106 Agreement.

Potable Water Strategy

- 2.25 United Utilities will be consulted prior to construction to assess the impact of this increase in the water supply and ensure that the supplies can be met without creating a noticeable effect on local residents or at source.

Energy Strategy

- 2.26 The Proposed Scheme will conform to the requirements set out in Parts L2A (Conservation of Fuel & Power) of the Building Regulations 2011 and Woking Councils key Local and Core Strategy policies.
- 2.27 The energy strategy provides for an all electric with Variable Refrigerant Flow (VRF) type space heating and cooling and an Air Source Heat Pump (ASHP) for Domestic Hot Water (DHW). It is assumed that there will be a requirement for a gas fired backup provided for the DHW but this is intended just for backup or very cold external temperatures.

Waste Arisings and Strategy

- 2.28 Storage and collection facilities will be provided through provision of 4, 1100 litre eurobins based on 70 l/bed with two collections per week provided.

Resilience to Climate Change

- 2.29 The evolving climate has been considered throughout the design of the Proposed Scheme. The evolving climate can include an increase in mean summer and winter temperatures; increase in annual precipitation; decrease in mean summer precipitation; and extreme weather events. Key climate resilience measures are as follows:

- The Building Regulationsⁱ will be considered in relation to the impact of ground movement in foundation design;
- Where measures are required to reduce the risk of overheating this will be done in accordance with the cooling hierarchy;
- Provision of water efficient fixtures and fittings, i.e. low flow taps and low water use WCs; and
- In accordance with national guidance the mitigation proposed in the Flood Risk Assessment will take into account the potential effects of climate change to minimise risk of flooding.

Construction Programme and Phasing

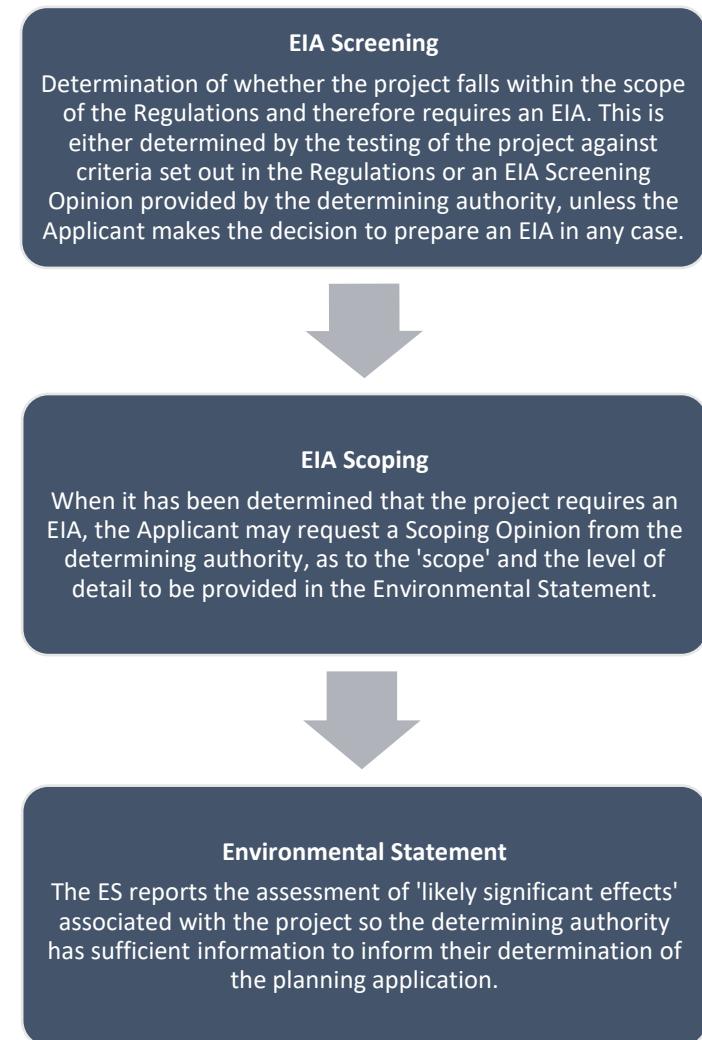
- 2.30 The Proposed Scheme will be delivered in one phase, with initial site works anticipated to commence in March 2024 with completion by September 2025.
- 2.31 Construction works are anticipated to comprise the following key stages, broadly in chronological order:
- Demolition, enabling works, including Site securement and formation of construction access(s) and temporary construction compound (within the Site);
 - Site preparation works, including removal of existing low level fencing / brick walls along the boundary of the Site, vegetation clearance works, utilities diversions (where appropriate), provisions for retained features, etc.;
 - Site clearance works, including hardstanding and other features to be removed, utilities (where applicable) and below-ground services / structures (where applicable);
 - Earthworks and infrastructure, including remediation (if required), formation of drainage features, utilities installation and re-profiling to create development platform levels;
 - Foundations and substructure installation;
 - Construction of building (including facades) and associated infrastructure (i.e. services and plant);

- Internal fit-out; and
- Implementation of proposed landscaping, lighting, internal and external finishing.

3. The EIA Process and Approach

The EIA Process

- 3.1 The aim of EIA is to protect the environment by ensuring that a determining authority (in this case, MCC) when deciding whether to grant planning permission for a project, does so in the full knowledge of the likely significant environmental effects of the project and takes them into account in the decision-making process.
- 3.2 As such, EIA is a tool to assess and report likely significant environmental effects.
- 3.3 The EIA process generally comprises a series of steps, which are summarised in **Extract 2**. It should be noted that the first step (Screening) is not mandatory, and the second stage (Scoping) is voluntary. For this project the Scoping and Environmental Statement stages of the EIA process were completed.
- 3.4 The EIA Regulations specify that EIA must “*identify, describe and assess the direct and indirect significant effects*” of the Proposed Scheme on a number of ‘factors’. These factors, generally broken down into specific sensitive receptors, have been considered/assessed within a number of technical topics and appraised at each stage of the EIA process.



Extract 2: Steps in EIA process

EIA Screening

- 3.5 As indicated in **Extract 3**, the purpose of the EIA Screening process is to establish if the Proposed Scheme for which consent is being sought is considered 'EIA Development', principally due to the presence of likely significant effects.
- 3.6 The project team considered the potential for likely significant effects at the outset of the project, based on an understanding of the Proposed Scheme. At this time the project team identified that significant effects was not likely and as such work commenced with the preparation of an EIA Screening Report for the purpose of seeking an EIA Screening Opinion from MCC. However, through engagement with MCC, the need for an EIA was established on the grounds of daylight, sunlight and overshadowing and air quality. As such, a request for an EIA Screening Opinion was not pursued further.

EIA Scoping

- 3.7 EIA Scoping, although a step in the EIA process, is not a legal requirement. Instead, it is up to the applicant to seek an opinion from the relevant planning authority if they wish. The Applicant elected not to seek a formal EIA Scoping Opinion from MCC given the commentary received pre-application discussion on EIA Screening (see above).
- 3.8 Therefore, the scope of the ES, in terms of the technical topics requiring assessment as part of the EIA and reporting in this ES, has been informed by advice received from the Applicant's consultant team, pre-application advice from MCC and internal scoping process.

- 3.9 The following technical topics were judged to not results in likely significant effects and therefore not assessed through the ES (i.e., scoped out):

- Transport and Access;
- Air Quality;
- Noise and Vibration;
- Socio-Economics and Human Health;
- Built Heritage;
- Townscape and Visual;
- Archaeology;
- Biodiversity;
- Ground Conditions and Contamination;
- Soils and Agriculture;
- Flood Risk and Drainage;
- Wind Microclimate;
- Climate Change;
- Lighting;

- Use of Resources and Waste; and
- Major Accidents and Disasters.

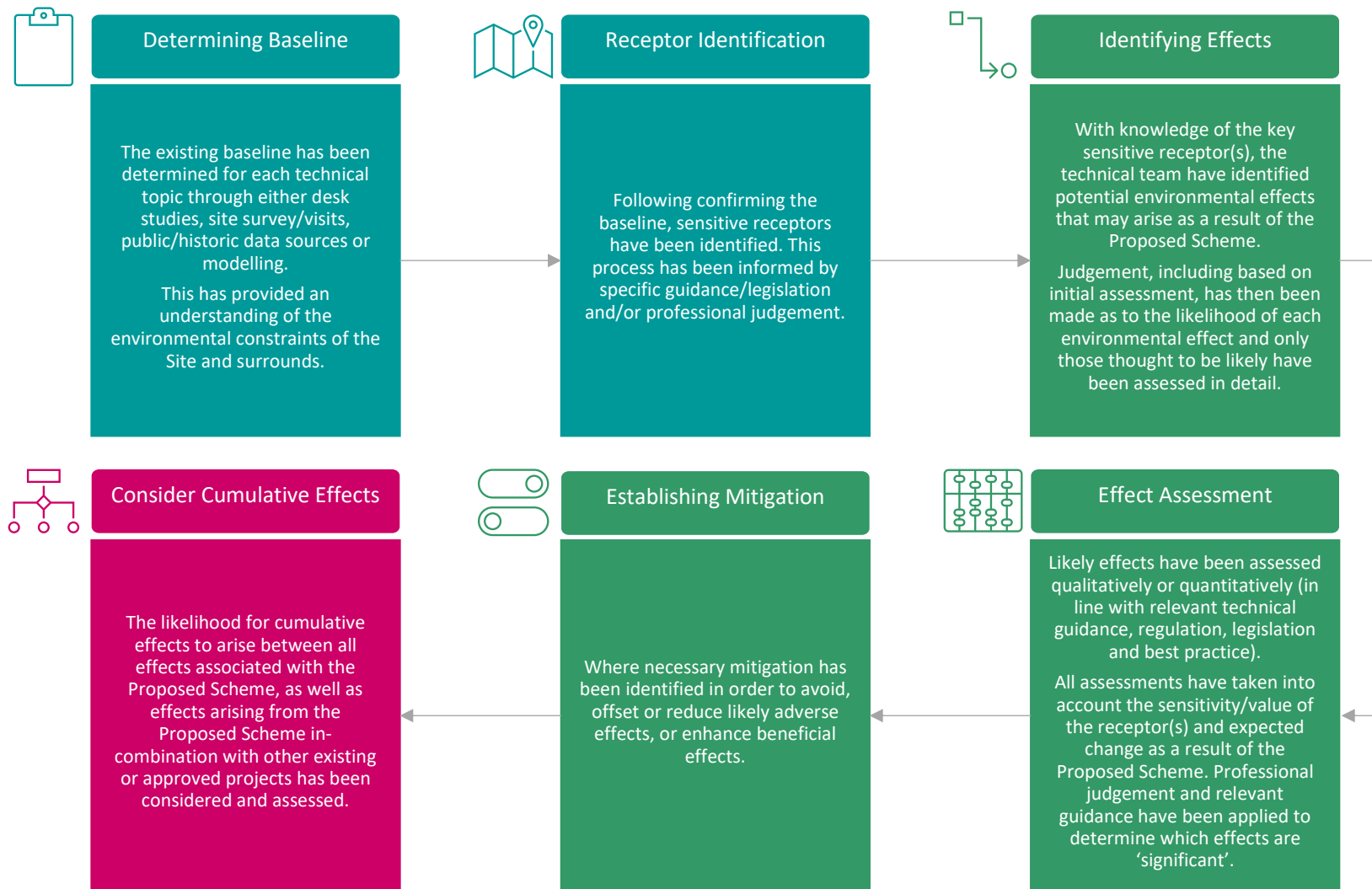
- 3.10 The supporting evidence to discount the above technical topics from assessment within the EIA and reporting in the ES, is provided in **Volume 1, Chapter 2: Approach to EIA and Consideration of Alternatives**.
- 3.11 It should be noted that MCC had raised concerns over likely significant effects with respect to Air Quality. However, technical evaluation work undertaken by the project air quality consultants identified significant effects were not likely. Therefore, Air Quality as a technical topics was excluded from the EIA, with additional technical evidence provided as part of the **Volume 1, Chapter 5: Air Quality Screening Evaluation**.
- 3.12 Topics considered to result in likely significant effects (i.e., scoped into the ES) are as follows:
- Daylight, Sunlight and Overshadowing.

Environmental Statement

- 3.13 An overarching approach to the assessment of likely significant effects , is set out in **Extract 3**.
- 3.14 As set out within **Section 1** the purpose of EIA and the ES is to assess and report the 'likely significant effects' of the Proposed Scheme on the environment. On this basis the summary of the technical assessments presented within this NTS (**Section 5**)

concludes with respect to if an effect was considered 'significant' or 'not significant'.

- 3.15 Furthermore, where the determination of 'significant' or 'not significant' is linked to the implementation of specific mitigation, this proposed mitigation has been noted as part of the summary within **Section 5**.
- 3.16 The planning application submitted is termed a 'detailed' planning application. Therefore, the assessments were based on a series of 'detailed' drawings of the Proposed Scheme and a description which defined the Proposed Scheme considered across all technical assessments within the ES. This approach to the environmental assessment is discussed further in **Section 3**.



Extract 3: Overview of EIA process

4. Effects of the Proposed Scheme

- 4.1 A summary of the assessment in the ES and the identified 'likely significant effects' reported within **Volume 1: Main Text and Figures**, is provided below.
- 4.2 The summary is reflective of the scope of assessments, as discussed within **Section 3** and therefore technical topics or effects 'scoped out' have not been discussed. Assessments within **Volume 1** have considered effects arising from the construction and operational stages of the Proposed Scheme, however, where the text only considers a single stage, this is due to that fact that effects associated with the other stage where also 'scoped out'.
- 4.3 As with the requirements of the Non-Technical Summary, to be written in plain English, the summaries of assessment presented below are not overly detailed and parties interested in understanding the specifics of an assessment process or output are directed to **Volume 1**.
- 4.4 A summary of the technical topics is provided in the table, where:
- No significant effects were identified – denoted by ✖;
 - Significant adverse effects were identified – denoted by ✓;
 - Significant beneficial effects were identified – denoted by ✓; and

- A mixture of significant adverse and beneficial effects where identified – denoted by ✓.

Technical topic	Significant effects?
Daylight, Sunlight and Overshadowing	✓

- 4.5 As set out within **Extract 4**, in order to determine the environmental effects of the Proposed Scheme it was necessary to establish the existing characteristics of the Site and surrounding area (i.e., the existing baseline conditions), to aid in the identification of relevant receptors. As such, a summary of relevant baseline information for the technical topic scoped into the assessment is also provided below.

Daylight, Sunlight and Overshadowing

What effects were considered?

- 4.6 The following effects were considered in **Chapter 6: Daylight, Sunlight and Overshadowing**:
- Reductions in daylight and sunlight amenity of nearby residential receptors; and
 - Increased shadowing of nearby outdoor amenity spaces.

What receptors were considered?

- 4.7 As noted above, in terms of daylight and sunlight, the effect is focused on residential receptors in immediate proximity to the Site. The assessment identified three receptors as follows:

- Circle Square Block 5 & 6 (daylight only);
- Bracken House (daylight and sunlight); and
- Circle Square Plot 9 (daylight only).

4.8 The assessment of increased shadowing only considered the nearby Bracken House Nursery Playground, in terms of outdoor amenity spaces.

What was the baseline?

4.9 With respect to baseline conditions for daylight and sunlight, these were determined using computer modelling and is reported with respect to windows and rooms at the sensitive receptors and their compliance with set industry standards/criteria. The modelling also makes use of three modelling methods, each with their own set criteria, two for daylight (called VSC⁵ and NSL) and a single method for sunlight (called APSH⁶).

4.10 The baseline modelling for daylight identified that a total of 324 windows face the Site, serving 280 rooms within 3 buildings (Circle Square Block 5 & 6, Circle Square Plot 9, and Bracken House). Further to this, 44 rooms were assessed for APSH for sunlight within Bracken House.



Extract 4: Daylight and Sunlight Receptors relative to the Site

⁵ Short hand term for 'Vertical Sky Component' and 'No sky line'. Further technical details on these can be found in **Volume 1, Chapter 6: Daylight, Sunlight and Overshadowing**.

⁶ Short hand terms for 'Annual Probably Sunlight Hours'. Further technical details on these can be found in **Volume 1, Chapter 6: Daylight, Sunlight and Overshadowing**.

- 4.11 The modelling using the VSC and NSL methods for daylight identified that 129 of the 324 windows meet the relevant VSC industry standard threshold criteria, whilst 175 of the 280 rooms met the relevant NSL industry standard threshold criteria.
- 4.12 In terms of the rooms within Bracken House modelled for sunlight availability, it was identified that none of the rooms meet the respective industry standard threshold / criteria.
- 4.13 Overshadowing of public realm spaces, specifically the Bracken House Nursery playground, was also considered within **Volume 1: Chapter 6: Daylight, Sunlight and Overshadowing**. Baseline conditions for this were also determined by computer modelling, which looks at the amount of area (less than 50%) within the public realm that benefits from 2 hrs (or more) of sun at ground level on a specified date, the 21st March⁷. The modelling results identified that Bracken House Nursery Playground failed to meet the necessary threshold/criteria and thus is unlikely to experience adequate sunlight through the year.
- 4.14 It was judged that the reason for the low baseline daylight and sunlight compliance across the buildings was due to the dense urban location of the Site and nearby sensitive receptors. This was considered the same with respect to the Bracken House Nursery playground and its adequacy of sunlight across the year.

What did the assessments identify?

- 4.15 The assessment of the effects of the Proposed Scheme used the same computer modelling as that to define the baseline (see above).
- 4.16 The modelling of windows and rooms with respect to daylight and sunlight (where applicable), identifying Bracken House as experiencing the greatest changes than the other receptors, given its proximity to the Site and the undeveloped nature of the existing Site. All receptors were judged to experience an adverse effect in terms of daylight and sunlight (where applicable) availability as a result of the Proposed Scheme, albeit only the adverse effects to Bracken House were judged to be significant.
- 4.17 It was noted that the effects on Bracken House with respect to daylight and sunlight are contextual to the urban context of Manchester city centre and the development of vacant land such as the Site.
- 4.18 In terms of overshadowing, given the already low baseline conditions of Bracken House Nursery playground, the effects of the Proposed Scheme were not judged to be significant.

⁷ This date is specified by industry standard guidance.

5. Cumulative Effects

- 5.1 It is a requirement of the EIA Regulations for the EIA to assess the 'cumulative' effects arising from the Proposed Scheme.
- 5.2 There is no standard set methodology for the assessment of cumulative effects, but it is common (and in accordance with accepted guidance) for two types of cumulative effects to be considered, namely:
- **Effect Interactions** – which considers different effects within the project itself affecting the same receptors, either within the Site or in the local area; and
 - **In-Combination Effects** – which considers effects from the Proposed Scheme alongside those from other existing or approved projects impacting upon a common receptor.
- 5.3 For both types of cumulative effects there needs to be a 'common receptor'. By this it is meant that the same receptor is considered in either two or more topics (for effect interactions) or by the Proposed Scheme and another existing or approved project (for in-combination effects). If there is an absence of a common receptor it is considered that a cumulative effect does not occur.

- 5.4 Identifying, interpreting and communicating cumulative effects can often be technical and complicated, making it difficult to explain the outputs in 'plain English'. However, the process and outputs are set out below.

Effect Interactions

Approach

- 5.5 The evaluation of effect interactions first looks to combine all of the effects assessed within all technical chapters and 'categorise' them into 'receptor groups'. By sorting all effects into receptor groups, the potential for an effect interaction to occur can be identified.
- 5.6 The receptors groups are based on the list of 'factors' that are specified within the EIA Regulations, that an ES should report the likely significant effects upon⁸. Often the receptors considered within the technical assessments will fall within one of the receptor groups.
- 5.7 Once collated in tabular form, it is clear where a receptor group is experiencing multiple effects associated with the Proposed Scheme and thus there is then considered the 'potential' for an effect interaction. Following this initial sorting process, the specific effects are examined in greater detail and the specific individual receptors assessed to confirm a common receptor.

⁸ Population, human health, biodiversity, land, soil, water, air, climate, material assets, cultural heritage and landscape.

- 5.8 The assessment of effect interactions is complicated in nature, making it hard to provide a truly 'plain English' summary. This is largely because each the assessment needs to consider the effect interacting and how each of these effects are felt by the relevant receptors. Furthermore, it is often difficult to quantifying how two (or more) effects experience by a receptor would 'combine' and be perceived.

Evaluation Results

- 5.9 The assessment of effect interactions centred on the interaction of daylight and sunlight effects reported separately within **Volume 1, Chapter 6: Daylight, Sunlight and Overshadowing**, as this was the only technical topic assessed as part of the ES.
- 5.10 When reviewing the outputs of the assessment, only a single receptor was assessed for both a reduction in daylight and sunlight availability, Bracken House, and therefore the only receptor considered to experience an effect interaction. Although experiencing two effects at once, the fact that the receptor experiences the effects in a similar way, the combined nature of the effect would not be greater than each effect acting in isolation, which were both determined to be the same and significant.

In-Combination Effects

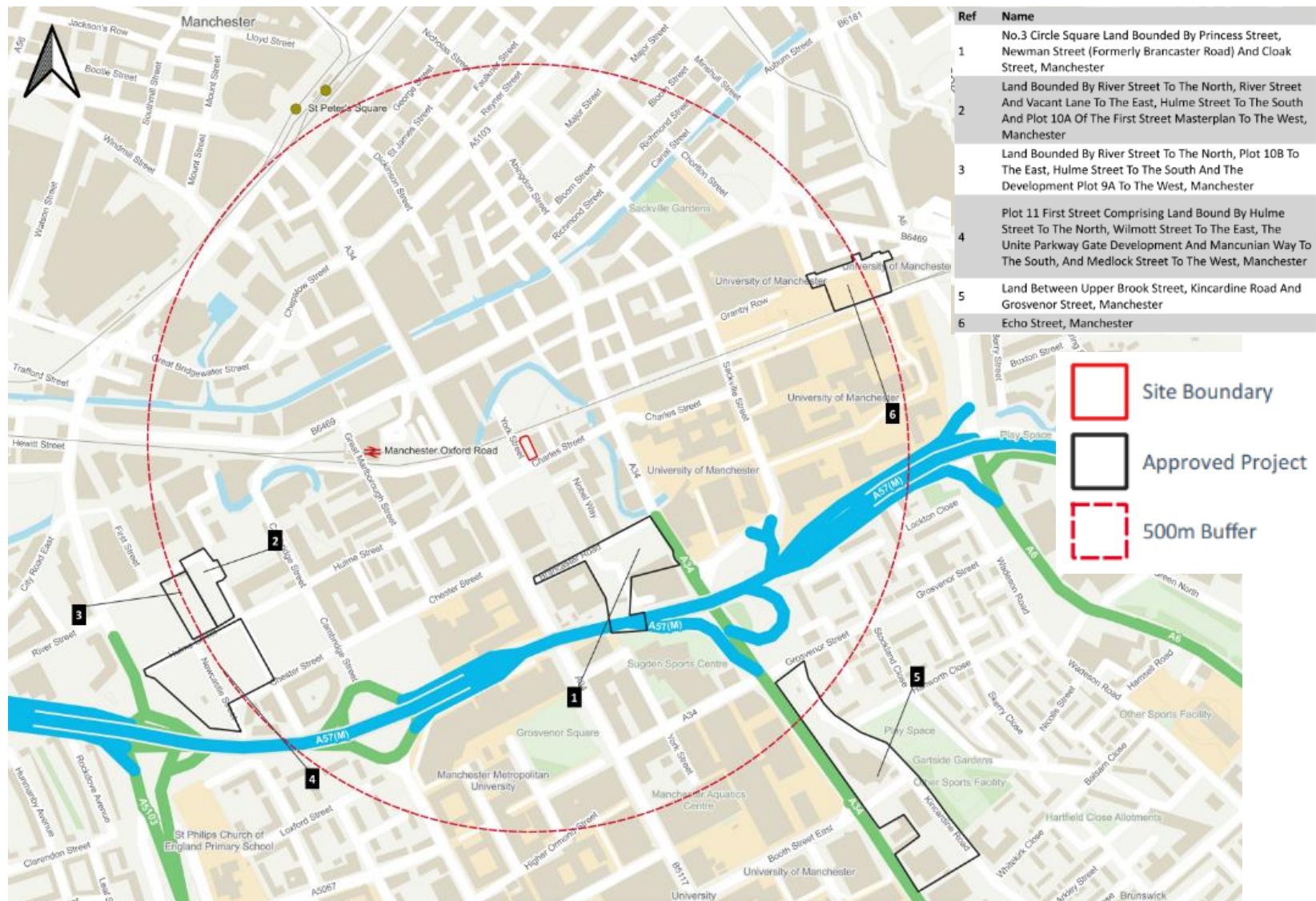
- 5.11 The first stage for this assessment is to identify other existing or approved projects that should be considered in cumulation with the Proposed Scheme. The 6 approved projects identified to be

assessed as part of the cumulative effects assessment are shown on **Extract 5**.

- 5.12 The evaluation of in-combination effects is undertaken by each technical topic. The evaluation is informed by technical reports submitted in support of the approved projects, or where this is not available professional judgement is applied. The evaluation is as follows:
- (a) Do the projects share a common receptor, across either the construction and/or operational stages?
 - (b) Does the combined effect of each project together give rise to an effect that is greater than that reported for the Proposed Scheme in isolation?
- 5.13 The evaluation of in-combination effects is normally undertaken qualitatively but some topics use quantitative modelling work that accounts for the other projects.

Evaluation Results

- 5.14 The assessment of in-combination effects considered six Approved Projects (**Extract 5**) in relation to sunlight, daylight and overshadowing. Through a review of the Approved Projects relative to the Proposed Scheme, it was confirmed through professional judgement that there was no common receptor and as such no potential for in-combination effects.



Extract 5: Location of Approved Projects

Appendix 1: Regulatory Compliance Checklist

Regulation 18, Paragraph 3 (e) of the EIA Regulations requires '*a non-technical summary of the information referred to in sub-paragraphs (a) to (d)*' to be provided. Schedule 4, Paragraph 9 of the EIA Regulations requires '*A non-technical summary of the information provided under paragraphs 1 to 8*' to be provided. To provide clarity on compliance with the EIA Regulations, the checklist below identifies where the information from paragraphs a to d of Regulation 18a and paragraphs 1 to 8 of Schedule 4 is located in this NTS.

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
(a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development	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.	Section 2: The Proposed Scheme, Section 4: Determining the Baseline
(d) a description of the reasonable alternatives studied by the developer, which are relevant to the	2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by	Section 2: The Proposed Scheme

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment	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.	Section 2: The Proposed Scheme and Section 5: Determining the Baseline
-	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.	Section 4: Determining the Baseline; and Section 5: Effects of the Proposed Scheme
(b) a description of the likely significant effects of the proposed development on the environment	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;	Section 5: Effects of the Proposed Scheme and Section 6: Cumulative Effects

(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).

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
-	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.	Section 5: Effects of the Proposed Scheme
(c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	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.	Section 5: Effects of the Proposed Scheme
-	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.	Section 3: The EIA Process and Approach and Section 5: Effects of the Proposed Scheme

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