

Subject: Re: EIA Scoping Opinion for Fallowfield Campus Redevelopment Project

Dear Rob,

I hope you are well. Thank you for providing your Scoping Opinion in response to our EIA Scoping Report for the Fallowfield Campus Redevelopment Project.

We are pleased to note that a significant portion of the topics and scope proposed in your response align with our initial considerations and we have approached the EIA along those lines. There are a few topics where a slightly alternative approach or additional scope is suggested.

We have produced a table highlighting each of the topics and comments from the Scoping Opinion which sets out where we align and any proposed alternative approaches. Some of these we have discussed separately with you, but this table consolidates all topics.

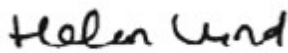
We would appreciate if you could review our responses below and confirm or otherwise where there are differences between your initial response and our proposed approach.

If there is anything else you would like to add or discuss, please let us know. We value your insights as we work towards the planning submission for the project.

Many thanks for your time and collaboration.

Kind regards,

Helen Lund



Associate Director,

Buro Happold

Topic	Comment / response
MCC Scoping Opinion response	
Air Quality	
The scope of the proposed air quality chapter of the ES is considered to be acceptable.	Current approach aligns. No further action.
Noise and Vibration	
The scope of the proposed air quality chapter of the ES is considered to be acceptable.	Current approach aligns. No further action.
Ecology and Biodiversity	
The inclusion of ecology in the ES is welcomed due to the potential impact to bats.	Current approach aligns. No further action.

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Topic	Comment / response
Climate Change and Greenhouse Gas Emissions	
The scope of the proposed Climate Change chapter of the ES is considered to be acceptable.	Current approach aligns. No further action.
Heritage, Townscape and Visual	
The scope of the proposed Heritage, Townscape and Visual chapter of the ES is acceptable. The proposed viewpoints for inclusion in the assessment as set out at figures 6-2 and 6-3 are accepted.	Current approach aligns. No further action.
Human Health	
The proposals impact on human health are proposed to be considered across a number of technical chapters of the ES, whilst this is generally considered an acceptable approach, given the type of proposal and its location, it is recommended in this instance that a chapter covering and bringing together the respective impacts of Human Health is contained within the ES.	As agreed, a specific section will be included within the Non-Technical Summary of the ES which will pull together consideration of the day to day impacts of the proposed development on residents as far as possible, based on information from relevant ES chapters (air quality, and noise & vibration). A separate ES chapter on Human Health is not proposed as this will produce a complex technical assessment focused on the effects of the proposed development associated with the protection and promotion of health in the population, based on the methodology of a health impact assessment (and would conclude all residual effects are negligible). It is therefore considered that an ES chapter on population and human health will not provide the content that MCC has requested (i.e. to understand, in plain English, how residents and the wider community will be affected by the proposed development). In the wider planning documentation, the standalone Socio Economic Regeneration Statement will consider the impacts of the proposals on residents and the local community in the Fallowfields district, along with the regenerative impacts of the proposals on the local economy. This commentary will be fairly high level and qualitative at this stage. The Planning Statement will then focus on the amenity impacts felt by the surrounding residents of Fallowfield. This will draw the supporting technical and survey work into a clear and succinct section.
EA Response	
Ground Conditions	
We have reviewed the report and considered the information to ascertain possible risks to controlled waters. Records held by the Environment Agency report the site is located above drift deposits comprised of glacial till designated a Secondary Undifferentiated aquifer which are in turn underlain by sandstone bedrock designated a principle aquifer. Whilst our records do not indicate any surface water features are mapped on site our records report Cringle Black Brook is located ~250m to the south of the site and Gore Brook is located ~400m to the north of the site. As identified with the EIA report the site is located within a Source Protection Zone 3.	As noted in the scoping document and the subsequent EA response, historic reports/data exist for the proposed development site including a Phase 1 Desk Study and Phase 2 Ground Investigation report. Upon review of all the available data, including the Phase 2 investigation, the scoping document concludes that the risks and resultant effects are sufficiently well understood and that based on the information currently available, it is likely that the effects associated with ground conditions and groundwater would not be significant. However, as part of the proposed development an updated Phase 1 Desk Study along with a scheme specific Ground Investigation will be carried out. Furthermore, it is envisaged that several procedures will need to be fulfilled pre-commencement of the works across the site to ensure the protection of human health and the environment. The procedures are standard practices that need to be undertaken prior to the start of below ground works on any site and would be undertaken in accordance with relevant legislation. It is envisaged that the fulfilment of these procedures would be secured through appropriately worded planning conditions attached to the planning permission. Planning conditions pertaining to the following are anticipated:

Topic	Comment / response
As documented within section 5.5 in the EIA report, Phase 1 and 2 reports have already been prepared for the site which have concluded that the site poses a low risk to controlled waters and therefore 'ground conditions' have been scoped out of the EIA report as documented within section 7.0. Having reviewed the Phase 1 report included within the EIA scoping report, potential on site sources have been reported to be the deposition of made ground materials as fill during previous phases of development and potential off-site sources reported to be associated with the former petrol station previously located to the southeast of the site and former disused railway to the south site. Whilst a copy of the Phase 1 report has been included within the EIA scoping report a copy of the Phase 2 report has not been included. Given we have not reviewed the Phase 2 report we do not consider that 'ground conditions' should be scoped out of the EIA report.	• Selection of appropriate piling techniques and preparation of a piling method statement so as not to result in any unacceptable risk to groundwater; • Preparation and execution of a site investigation scheme. The site investigation scheme shall be based on the risks identified in the preliminary risk assessment and shall provide provision for, where relevant, the sampling of vapour, ground gas, surface and groundwater; • As required, preparation of a remediation method statement which will detail any required remediation works and shall be designed to mitigate any remaining risks identified in the risk assessment; • As required, the execution of the remediation method statement and preparation of a verification report; • Definition of the procedures for long term monitoring past the completion of the development works to verify the success of the remediation works; • Definition of the procedures if any unexpected contamination is found on site including the reporting procedure for its identification and management Based on the foregoing, we are of the opinion that no significant effects are considered, and as such a full Ground Conditions Chapter is not needed as part of the EIA process. Any issues relating to ground conditions can be dealt with under the planning and legislative process in the normal way as outlined above. If required, the Phase 2 data that is summarised in the scoping document and the Desk Study can be forwarded for information.