

Appendix 2.3

EIA Scoping Opinion Response – Comments and
Actions

Consultee		Comment	Addressed by	Action
Manchester City Council (MCC)	MCC Development Control	ES Content / Structure <i>"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."</i>	AY / the EIA Technical Team	See Volume 1: Non-Technical Summary and Volume 3: Appendices
		ES Content / Structure <i>"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."</i>	AY / the EIA Technical Team	Embedded / additional mitigation measures and residual effects are presented in each technical chapter (Volume 2: Main Text, Chapters 6 – 18)
		ES Content / Structure <i>"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."</i>	AY	See Volume 2: Main Text, Chapter 20: Schedule of Additional Mitigation
		ES Content / Structure <i>"It is considered best practice to outline in the ES, the structure of the environmental management and monitoring plan."</i>	AY	The content of any future CEMP is set out in Volume 2: Main Text, Chapter 5: The Proposed Development. Volume 2: Main Text, Chapter 20: Schedule of Additional Mitigation sets out any future mitigation and monitoring.
		ES Content / Structure <i>"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."</i>	AY / the EIA Technical Team	Effect interactions have been considered across Volume 2: Main Text, Chapters 6 – 18 and in the standalone Volume 2: Main Text, Chapter 19: Effects Interactions .
		ES Content / Structure <i>"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."</i>	AY / the EIA Technical Team	Discipline-specific methodologies are set out within each technical chapter (Volume 2: Main Text, Chapters 6 – 18)
		General Comments <i>"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 key component of the Northern Gateway Strategic Regeneration Framework Areas.</i> <i>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."</i>	AY / WSP (Socioeconomics)	Noted. See Volume 2: Main Text, Chapter 16: Socioeconomics

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		ES Content / Structure <i>"The Environment Agency have expressed some concern with regards to the approach of the ES.</i> <i>The state that Table 4.1 of the scoping report lists the assessment scenarios which will be presented in the future ES. In addition to 'typical assessment' offering determination on the individual effects of each development proposal. They welcome your further intention to initially assess the combined effects of the developments to be proposed under 'Application 4' and 'Application 5'; in conjunction with the Northern Gateway Strategic Regeneration Framework (SRF). However, in connection with, they would highlight for the purpose of the ES, that within the relevant 'Approach and Methodology' sections of the scoping report, for the topics been determined to be 'scoped-in', that presently clear individual assessment approaches have not been established for the 'Application 4' and 'Application 5' development proposals.</i> <i>Whilst they recognise that the intention is to prepare one ES covering both applications, they advise it is ensured that clear separate assessment approaches are detailed within the forthcoming ES to ensure the potential significant effects of each application individually are fully considered and presented for planning application assessment / determination.</i> <i>In the instance that clear distinction / individual assessment is not achieved, they advise this would likely create a challenge for assessing and determining the suitability of granting planning permission for each of the forthcoming planning applications. Beyond EIA determination, they note that each planning application submitted will need to be assessed by the Local Planning Authority (with EA input) against its individual merits and, in turn, its sustainability not dependent upon any mitigations / measures intended to be delivered as part of a separate application (unless completed/built at point of planning submission) due to the fact that no guarantee / certainty exists that such wider development / intervention will be delivered."</i>	AY	Noted. Volume 2: Main Text: Chapter 2: Approach sets out the approach taken in order to assess the singular effects of Applications 4 and 5 on their own, as well as in-combination with each other. Each technical chapter (Volume 2: Main Text, Chapters 6 – 18) also sets out the assessment of potential significant effects as to delineate between effects that can be attributed to Application 4 on its own, Application 5 on its own, and Applications 4 and 5 in-combination.
		Townscape and Visual <i>"The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES."</i>	AY / OPEN	Noted. No action required.
		Ecology and Nature Conservation <i>"The comments within your Scoping Report are noted and are broadly acceptable in terms of their consideration in the ES."</i>	AY / TEP	Noted. No action required.
		Ecology and Nature Conservation <i>"The Scoping Report states - "in order to achieve 10% biodiversity net gain, it is anticipated that off-Site compensation would be agreed upon to make up for the biodiversity unit deficit."</i>	AY / TEP	Off-site compensation has been discussed with MCC and GMEU (28 March 2023) and an overview of the approach is set out within the BNG Assessment report (ref: 9082.015) submitted with the planning application. In

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		<i>This exact nature and location of the mitigation will be determined through subsequent dialogue with MCC and other relevant stakeholders"</i> <i>It is hoped that but the time the planning application is made dialogue would have progressed concerning off-site compensation areas and options.</i> <i>If specific details about the potential for off-site biodiversity enhancements available to achieve a 10% net gain in biodiversity is not then consideration would need to be considered in terms of to approach this aspect of the development."</i>		summary, the off-Site woodlands have been surveyed; those in poor condition, outside of the Victoria North SRF boundary are suitable for enhancement. Approximately 1ha of off-Site woodland will need to be enhanced to moderate condition to achieve an overall net gain of 13.87% net gain. The exact location of the 1ha of off-Site woodland will be secured at the first detailed planning application under Application 4 and delivery of such off-Site enhancements will be conditioned to be implemented prior to first occupation of built residential led development under Application 4.
		Ecology and Nature Conservation <i>"The development represents an excellent opportunity to introduce high quality Green Infrastructure and Public Realm improvements to the area. A Green Infrastructure Strategy is prepared as part of any future planning application."</i>	AY	Noted. Blue and Green Infrastructure Statements are submitted with Applications 4 and 5.
		Ecology and Nature Conservation <i>"Invasive plant species, particularly Himalayan Balsam, Giant Hogweed and Japanese Knotweed, are endemic in this area, and particularly along the river course. A method statement should be prepared giving details of the measures to be taken to at control the spread of these plants, and at most to attempt eradication, in the area. The control of these invasive plants would be a significant environmental benefit for the area."</i>	TEP	Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation makes reference to an Invasive Species Method Statement (ISMS) being produced at various points (paragraphs 7.31, 7.93, 7.110 and Tables 7.8, 7.10, 7.13, 7.17, 7.18).
		Archaeology and Heritage <i>"The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.</i> <i>Whilst Greater Manchester Archaeology Advisory Service (GMAAS) have considered that archaeology can be scoped out, for completeness and in the interest of a robust ES, I consider they should remain scoped into the ES."</i>	AY / WSP (Heritage)	Noted, archaeology has been included in Volume 2: Main Text, Chapter 8: Cultural Heritage
		Archaeology and Heritage <i>"GMAAS anticipate that the HEDBA will be updated in the light of any additional information deriving from the progress of the Infrastructure scheme and submitted in support of a future planning application for the Red Bank Neighbourhood. The Scoping Report suggests that pre-determination evaluation of the archaeological assets is required, and whilst this would represent best practice in line with the NPPF and local planning policy, GMAAS will be content to secure archaeological interests as a condition attached to a future consent, not least as</i>	AY / WSP (Heritage)	Noted, this has been acknowledged in Volume 3: Appendices, Appendix 8.1

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	some of the sites of archaeological interest in the application area are not currently accessible for intrusive investigation."		
	Archaeology and Heritage <i>"The above advice relates to the below-ground archaeological interest. In terms of the built heritage, the Scoping Report proposes that detailed consideration should only be afforded to designated heritage assets that lie within the site boundary. Through the townscape and visual impact chapter of the ES, there needs to be due consideration to the impact on the city space and on assets outside of the development boundary."</i>	OPEN / WSP (Heritage)	Noted. See Volume 2: Main Text, Chapter 8: Cultural Heritage for the consideration of designated heritage assets that lie within the Site boundary and Volume 2: Main Text, Chapter 6: Townscape and Visual for the consideration of the city space and assets that lie outside of the Site boundary.
	Archaeology and Heritage <i>"There are a couple of minor points on the Scoping Report that ought to be noted. In particular that there is a crucial distinction between the 'Post-medieval Period' (1530s – mid-18th century) and the 'Industrial Period' (mid-18th-century – c. 1914), and erroneously refer to several sites of 19th-century origin as 'post-medieval'. In doing so, the Resource Assessment and the Research Objectives for the Industrial Period set out in the current North West Historic Environment Research Framework have been overlooked (https://researchframeworks.org/nwrf/industrial/). This should be addressed."</i>	WSP (Heritage)	Noted. This has been addressed within Volume 3: Appendices, Appendix 8.1
	Ground Conditions <i>"The comments within your Scoping Report are noted and acceptable in terms of their consideration in the ES. In particular that the construction phase is scoped in based on potential residual contamination and the operational phase will be scoped out of the ES and will be dealt with under condition stage"</i>	AY / WSP (Ground)	Noted. No action required.
	Ground Conditions <i>"The Environment Agency (EA) have highlighted that a large proportion of the development area identified for 'Application 4' is the intended subject to enabling works planned for delivery as part of MCC's HIF works package detailed under 'Application 2'; this includes the remediation of areas whereby adverse contamination has been identified and the creation of development platforms / plots, facilitating future built-form development (intended to be delivered as part of 'Application 4' development. They note and acknowledge that 'Application 2' does not intend to address contamination issues that may arise from the 'Application 5' development area and within development plots 'RB16' and 'RB17' (south bank of the River Irk) specified under 'Application 4'.</i> <i>They note for paragraph 9.8 of the scoping report that it is the intention to produce a Preliminary Risk Assessment for development proposed under 'Application 4' within which 'expected baseline conditions' would be described. Echoing of previous statement regarding not placing reliance upon any development / application not yet delivered / realised and in line with relevant Land Contamination Risk Management (LCRM) Guidance, they advise that, at the point of the planning submission, any risk assessment reporting submitted will need to offer assessment of existing ground conditions, not those anticipated to potentially be</i>	AY / WSP (Ground)	Noted. See Volume 2: Main Text, Chapter 9: Ground Conditions

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		<i>created as a result of any separate enabling works / planning permission for the development area."</i>		
		Ground Conditions <i>"Further the above and cognisant to the JV established, they advise that additional baseline ground investigation reporting exists for the north bank area of 'Application 4' which has been undertaken by the HIF project team as part of proceedings for 'Application 2'; this further ground investigation reporting identifies the presence of additional forms of contamination (e.g. PFAS) not identified with the prior 2019 and 2021 reporting produced by Arup Ltd. Given the overlap in development areas between the various applications, they that copies of the latest ground investigation reporting (and any subsequent) produced by the HIF project team are obtained as they consider this would form appropriate baseline reporting (in addition to any further reporting produced for the 'Application 5' development area) for the forthcoming ES chapter regarding ground conditions."</i>	AY / WSP (Ground)	Noted. See Volume 2: Main Text, Chapter 9: Ground Conditions
		Ground Conditions <i>"Further to the above, they would highlight the assessment approach in this chapter includes limited details on remedial works which fall outside the scope of the 'Application 2' development area. Whilst this is not an issue for the purpose of the scoping report and forthcoming ES chapter, wider to any relevant reporting produced by the HIF project team, they advise that early action is taken to ensure that all necessary information / data required to assess comprehensively ground conditions and determine subsequent remedial requirements is achieved / obtained. Undertaking such action early will prevent the creation of delays and complications at later stage in proceedings."</i>	AY / WSP (Ground)	Noted. See Volume 2: Main Text, Chapter 9: Ground Conditions
		Ground Conditions <i>"Due to the former historic industrial land use(s), soil and/or groundwater contamination that currently exists within the development area in question, they would provide a list of relevant documents for review (please see their letter for further details)."</i>	AY / WSP (Ground)	Noted. See Volume 2: Main Text, Chapter 9: Ground Conditions
		Flood Risk and Drainage <i>"The comments within your Scoping Report are noted and acceptable in terms of their consideration in the ES. The following additional comments are made in connection with this chapter of the ES."</i>	AY / WSP (Water)	Noted. No action required.
		Flood Risk and Drainage <i>"The EA have requested individual assessment approaches for 'Application 4' and 'Application 5' are detailed within the final ES prepared."</i>	AY / WSP (Water)	Noted. See Volume 2: Main Text, Chapter 10: Flood Risk and Drainage
		Flood Risk and Drainage <i>"The EA note that reference is to be made to the assessment of the 'peak flood level' as an example to determine the magnitude of impact of the development on flood risk. The EA</i>	WSP (Water)	Noted. See Volume 2: Main Text, Chapter 10: Flood Risk and Drainage

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		<i>recognise a separate 'Climate Change' chapter has been 'scoped-in' to the ES to take into account the impacts of development on extreme weather events (i.e. extreme rainfall), they also advise that the design flood level takes the impacts of climate change into account (1% AEP plus appropriate climate change allowance), is also considered in the 'Flood Risk and Drainage' chapter to determine the effects on flood risk and suitable flood risk mitigation measures to be embedded within the development proposals."</i>		
		Flood Risk and Drainage <i>"It is noted that the design event flood levels will be established from the flood modelling exercise intended to be undertaken to support the forthcoming planning applications. In addition, we recommend that a range of return periods are included and considered within the assessment of flood risk. Of note, the FRA undertaken for the individual development proposals should demonstrate how residual flood risk (i.e. the 0.1% AEP event) is anticipated managed to ensure appropriate mitigation / emergency planning is in place in line with the 'Flood Risk and Coastal Change' section of the Planning Practice Guidance."</i>	WSP (Water)	Noted. See Volume 2: Main Text, Chapter 10: Flood Risk and Drainage and Volume 3: Appendices, Appendix 10.1: FRA and Drainage Strategy .
		Flood Risk and Drainage <i>"The forthcoming planning applications should, as a minimum, include indicative plans / details of schemes to:</i> ▪ <i>Dispose of foul drainage</i> ▪ <i>Dispose of surface water</i> ▪ <i>Install oil and petrol separators where necessary</i> ▪ <i>Install trapped gullies where necessary</i> ▪ <i>Include roof drainage – sealed at ground level</i> ▪ <i>Treat and remove suspended solids from surface water run-off during construction works (usually presented with a Construction Environmental Management Plan)."</i>	AY / WSP (Water)	Noted. See Volume 2: Main Text, Chapter 10: Flood Risk and Drainage and Volume 3: Appendices, Appendix 10.1: FRA and Drainage Strategy .
		Flood Risk and Drainage <i>"Design considerations for the above schemes should not only be isolated to dealing with the management of flood risk but also demonstrate how proposals contribute to enhancing the wider environment, such as, considerations of WFD objectives (as outlined above) and implementation of ecological enhancement where possible."</i>	WSP (Water)	The WFD assessment for Application 5 demonstrates that the Proposed Development does not prevent the implementation of enhancement works. There is scope in the design of Application 4 to enhance the River Irk and its riparian zone. This response is noted and will inform the design of Application 4, post-planning.
		Flood Risk and Drainage	WSP (Water)	Noted. The most recent published data has been used to inform the WFD assessment for Application 5 and the WFD screening and scoping report for Application 4.

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		<i>"The EA advise that the River Basin Management Plans (RBMPs) which outline the objectives of achieving the objectives of the WFD have recently been updated (December 2022), the latest iterations of WFD reporting should be considered within forthcoming assessments."</i>		
		Flood Risk and Drainage <i>"Further to the above, we welcome the intention to complete a WFD Screening and Scoping study to support the forthcoming planning applications. We will continue to engage with the applicant / developer to determine further detailed WFD Assessment requirements for each of the applications. In virtue of the outline nature of Application 4, the EA anticipate that detailed WFD assessment will form part of wider, phased, precommencement conditional requirements specified on any subsequent planning permission granted."</i>	WSP (Water)	Noted. No action required.
		Flood Risk and Drainage <i>"Echoing the earlier contents of this response letter, we advise the assessment approach and impacts for 'Application 4' and 'Application 5' are detailed individually within the forthcoming ES to ensure various different development factors (e.g. surface water outfall) are appropriately accounted for and assessed."</i>	AY / WSP (Water)	Noted. See Volume 2: Main Text, Chapter 10: Flood Risk and Drainage
		Ecology and Nature Conservation / Flood Risk and Drainage <i>"The EA require that water quality as well as ecology is actively considered within the scheme given the interaction of the proposed development with the River Irk within the Red Bank Neighbourhood. Under the WFD, the Irk (Wince to Irwell) in this location is a Heavily Modified waterbody (WFD ID: GB112069061131) and is classified as having a 'moderate' overall WFD status (ecological: moderate / chemical: fail). This is overall classification is accounted to being the result of the historical physical modifications made to the waterbody and the impacts of both point-source and diffuse pollution.</i> <i>New development proposals should aim to offer contribution / improve the status of WFD waterbodies (contributing to the attainment of 'Good Ecological Potential / Status'). In accordance with Regulation 33 of The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017, it should be ensured that new development proposals do not cause detriment to WFD classifications and do not act to prevent the attainment of 'good' status in any category.</i> <i>As part of any WFD assessment undertaken, we advise acknowledgement is made as to how proposed developments complies with the Water Framework Regulations 2017 and, in this instance, the associated North West River Basin Management Plan (RBMP)."</i>	TEP / WSP (Water)	A WFD assessment has been completed for Application 5 which demonstrates how the Proposed Development complies with the WFD. A WFD assessment will be required through reserved matters for Application 4. The requirements of the WFD will be noted for the detailed design of Application 4, noting that this is an opportunity for enhancements to the River Irk. Consideration has been given to River Irk and corridor in Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation and within the BNG Assessment in terms of the habitat itself and species it may support (i.e. fish, water vole, otter, invertebrates). The effects upon the river habitat and fish species have been scoped into the ES.
		Ecology and Nature Conservation / Flood Risk and Drainage <i>"Under 'Application 2', the EA recognise the intention to include interventions to enhance the River Irk, such as, the removal of walls along the watercourse and landscaping to enhance the riparian corridor. We advise that any proposals or interventions along the riparian corridor within 'Application 4' seeks, where possible, to integrate effectively with any known final interventions planned as part of 'Application 2' to maximise the opportunities for</i>	TEP / WSP (Water)	A WFD assessment has been completed for Application 5 which demonstrates how the Proposed Development complies with the WFD. A WFD assessment will be required through reserved matters for Application 4. The requirements of the WFD will be noted

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		<i>enhancement of the River Irk corridor in this area. The retention of a continuous unobstructed watercourse corridor is an essential requirement for the preservation of wildlife habitat, flood flow conveyance and future watercourse maintenance / improvements.</i> <i>We note paragraph 10.28 of the scoping report states that the EA are currently developing flood risk management schemes within the area and therefore, 'the future of flood risk' is not known and so will need to address further within future reporting. To offer clarification on this matter, the EA, working in partnership with key stakeholders, is involved in the 'Bringing the River Irk to Life' (BRIL) Project whereby the focus is to restore and enhance the River Irk in line with overarching WFD objectives.</i> <i>Opportunities should be identified under the BRIL project and that these are recognised and accounted for within any design proposals for the riparian corridor made within Application 4 and 5. Although it is acknowledged that the Red Bank Neighbourhood planning boundary only covers a limited section of the River Irk, we advise that any riparian corridor proposals / designs / interventions are supportive to the aims WFD and BRIL - seeking to enhance the formal status and quality of the River Irk."</i>		for the detailed design of Application 4, noting that this is an opportunity for enhancements to the River Irk. Enhancements to River Irk corridor set out in Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation (i.e. Table 7.17) include re-profiling sections of River Irk, aquatic marginal planting and use of LEMP.
		Flood Risk and Drainage <i>"Given the proposals' proximity to sensitive surface and groundwater receptors (the River Irk and underlying aquifers), careful consideration will need to be given as to how any surface or groundwater arising from construction from the development will be managed. Any new surface water flows generated during construction or during the development's operational phase should be attenuated and treated, where appropriate / necessary, using SUDs solutions (i.e. attenuation ponds, swales etc.) prior to discharging into the River Irk.</i> <i>Consideration will also need to be given as to how any surface water (further to the matter of discharge rates) arising from the completed development will be appropriately disposed of. Therefore, we advise adopting a multifunctional surface water drainage strategy, based on SuDS management principles outlined in CIRIA C753 guidance which includes good practice development examples already adopted in UK. This is to ensure water and ecological quality does not deteriorate and is potentially enhanced as part of scheme proposals."</i>	WSP (Water)	Noted. See Volume 2: Main Text, Chapter 10: Flood Risk and Drainage and Volume 3: Appendices, Appendix 10.1: FRA and Drainage Strategy .
		Flood Risk and Drainage <i>"I have not yet received comments from the Lead Local Flood Authority. These will follow in due course."</i>	N/A	Comments from the LLFA have now been received and are detailed within this appendix.
		Transport and Access <i>"The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES together with the details outlined below"</i> [To avoid the repetition of text, please find TfGM's comments and AY / WSP's responses, under 'TfGM' in the 'Consultee' column further below in this appendix]	AY / WSP (Transport)	Noted. [To avoid the repetition of text, please find TfGM's comments and AY / WSP's responses, under 'TfGM' in the 'Consultee' column further below in this appendix]

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		Air Quality <i>"The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.</i> <i>The relevant policy and guidance documents have been referenced. We would also like you to include reference to the MCC guidance document for developers and take note of the Air Quality guidance document which should be used to inform the assessment and recommendations. You should also not the requirements in respect of EV charging points."</i>	AY / WSP (Air Quality)	Noted. The Air Quality Assessment has been carried out in-line with the latest available version of MCC's Air Quality & Planning Technical Guidance. Additionally, Applications 4 (at the detailed design stage) and 5 will seek to meet MCC's requirements in regard to the provision of EV charging points.
		Noise and Vibration <i>"The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES. In particular, that operational vibrations being scoped out of the ES.</i> <i>Section 13.12 refers to commercial and fixed plant assessment in order to protect existing and future residents. Any plant associated with the residential properties, such as ASHP / GSHP/Ventilation etc, will also need to be considered within these noise sources as well as the commercial and fixed plant referred to in the document. In addition, other buildings such as commercial or office will also need to be considered a sensitive receptors with regard to the criteria and not just existing and proposed residential uses.</i>	AY / WSP (Noise)	Noted. See Volume 2: Main Text, Chapter 13: Noise and Vibration
		<i>"An AVO overheating assessment will be required and assessment / recommendations would be required to ensure the internal noise criteria will be met without residents relying on openable windows for ventilation. Assessment of any alternative scheme of ventilation will also be required and also assessment and recommendations with regard to insulation of any façade penetrations for air intake / extract for example."</i>	AY	Noted. See Volume 3: Appendices, Appendix 13.8
		<i>"In addition to the above and for information, there will be other matters to address including Fume and Odour from any commercial kitchen extraction equipment, construction management plan, hours of use for commercial / retail uses, restrictions of delivery hours including waste collections to commercial retail uses, Lighting /illuminated signage restrictions regarding any external areas associated with any commercial premises such as hours of use and no music / speakers in external areas, Refuse provision for both commercial and residential."</i>	AY	Noted.
		Sunlight, Daylight and Overshadowing <i>"The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES"</i>	AY / WSP (DSO)	Noted. No action required.
		Wind Microclimate <i>"The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES"</i>	AY / WSP (Wind)	Noted. No action required.
		Health	AY / WSP (Health)	Noted. No action required.

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		<i>"The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES"</i>		
		Climate Change <i>"The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES"</i>	AY / WSP (Climate Change)	Noted. No action required.
	MCC Highway Services	Transport and Access <i>"MCC Highways support the comments made by Transport for Greater Manchester (TfGM) in their scoping response dated 03 March 2023.</i> <i>In relation to EIA scoping, we can support the scoping in of the following items as detailed within table 11.1 in the scoping report document:</i> • Active travel • Public transport • Road safety • Traffic impact • Highway connectivity • Car and cycle parking • Access arrangements for emergency vehicles • Servicing including access arrangements for waste collection vehicles"	AY / WSP (Transport)	Noted. No action required.
	MCC Environmental Health	Ground Conditions <i>"Section 9 – Ground Conditions</i> <i>We can accept the construction phase has been scoped in based on potential residual contamination and the operational phase will be scoped out of the EIA and will be dealt with under condition stage"</i>	AY / WSP (Ground)	Noted. No action required.
		Air Quality <i>"Section 12 – Air Quality</i> <i>This section has been scoped in which we can accept. The relevant policy and guidance documents have been referenced but the applicant will also need to include reference to the MCC guidance document for developers and take note of the Air Quality guidance document which should be used to inform the assessment and recommendations. The applicant / consultant should also take note of the requirements with regards to EV charge points."</i>	AY / WSP (Air Quality)	Noted. The Air Quality Assessment has been carried out in-line with the latest available version of MCC's Air Quality & Planning Technical Guidance. Additionally, Applications 4 (at the detailed design stage) and 5 will seek to meet MCC's requirements in regard to the provision of EV charging points.
		Noise and Vibration	WSP (Noise)	Noted. See Volume 2: Main Text, Chapter 13: Noise and Vibration

Consultee		Comment	Addressed by	Action
		<i>Section 13 – Noise and Vibration</i> <i>“We can accept the proposals for which elements are to be scoped in and out with just operational vibrations being scoped out of the EIA. Section 13.12 refers to commercial and fixed plant assessment in order to protect existing and future residents. The applicant and consultant will need to be aware that any plant associated with the residential properties as part of the development such as ASHP / GSHP/Ventilation etc will also need to be considered within these noise sources as well as the commercial and fixed plant referred to in the document. In addition, other buildings such as commercial or office will also need to be considered as sensitive receptors with regard to the criteria and not just existing and proposed residential uses.”</i>		
		General Comments <i>“The applicant / consultant will need to be aware AVO overheating assessment will be required and assessment / recommendations will be required to ensure the internal noise criteria will be met without residents relying on openable windows for ventilation. Assessment of any alternative scheme of ventilation will also be required and also assessment and recommendations with regard to insulation of any façade penetrations for air intake / extract for example.”</i>	AY	Noted. See Volume 3: Appendices, Appendix 13.8
		General Comments <i>“In addition to the above and for information, the applicant will need to be aware that there will be other conditions to address as part of the full application once at that stage which will include but possibly not restricted to conditions relating to Fume and Odour from any commercial kitchen extraction equipment, construction management plan, hours of use for commercial / retail uses, restrictions of delivery hours including waste collections to commercial retail uses, Lighting /illuminated signage restrictions regarding any external areas associated with any commercial premises such as hours of use and no music / speakers in external areas, Refuse provision for both commercial and residential and contaminated land.”</i>	AY	Noted.
	MCC Works and Skills	General Comments <i>“No comments from Work and Skills in relation to Local Labour, assuming we will be consulted on Local Labour conditional requirements as and when progressing to full planning applications(s).”</i>	AY	Noted. No action required.
Lead Local Flood Authority (LLFA)		Flood Risk and Drainage <i>“The proposed ES scope is accepted on the basis of the project commitments as-defined in the following sections of the scoping statement:</i> <i>10.53 (provision of a Flood Risk Assessment)</i> <i>10.54 (provision of a Flood Risk Assessment and a Surface Water Drainage Strategy)”</i>	AY / WSP (Water)	Noted. No action required.

Consultee	Comment	Addressed by	Action
	Flood Risk and Drainage <i>"The Environment Agency should be engaged on scoping the Environmental Impact Assessment for Flood Risk and Drainage and any supporting documents.</i> <i>A Flood Risk Assessment and Surface Water Drainage Strategy must be submitted to support the Planning Application.</i> <i>The Flood Risk Assessment and Surface Water Drainage Strategy should demonstrate design compliance with national and local policy."</i>	AY / WSP (Water)	Noted. The Environment Agency's Scoping comments are provided in this table. The FRA and Drainage Strategies for Applications 4 and 5 have been produced as to comply with national and local policy and are submitted with the planning applications.
	Flood Risk and Drainage <i>"The scheme's masterplan should consider the 'Cheetham Hill Junction Drain' which is currently under investigation in planning application 133143/VO/2022. Investigation works should be carried out to identify the exact location of the asset, its classification and ownership, the catchment of the watercourse and if needed a diversion route should be submitted to the LPA for approval."</i>	WSP (Water)	Noted. See Volume 2: Main Text, Chapter 10: Flood Risk and Drainage and Volume 3: Appendices, Appendix 10.1: FRA and Drainage Strategy .
Natural England	ES Structure & Content <i>"Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, sets out the information that should be included in an Environmental Statement (ES) to assess impacts on the natural environment. This includes:</i> <i>• A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases</i> <i>• Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development</i> <i>• An assessment of alternatives and clear reasoning as to why the preferred option has been chosen</i> <i>• A description of the aspects of the environment likely to be significantly affected by the development including biodiversity (for example fauna and flora), land, including land take, soil, water, air, climate (for example greenhouse gas emissions, impacts relevant to adaptation, cultural heritage and landscape and the interrelationship between the above factors</i> <i>• A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium, and long term, permanent and temporary, positive, and negative effects. Effects should relate to the existence of the development, the use of natural resources (in particular land, soil, water and biodiversity) and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely effects on the environment</i>	AY / the EIA Technical Team	Noted. The ES has been prepared in accordance with the information requirements as set out in Schedule 4 of the EIA Regulations 2017.

Consultee	Comment	Addressed by	Action
	- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment - A non-technical summary of the information - An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information"		
	ES Structure & Content <i>"The ES should fully consider the implications of the whole development proposal. This should include an assessment of all supporting infrastructure.</i> <i>An impact assessment should identify, describe, and evaluate the effects that are likely to result</i> <i>from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment (subject to available information):</i> <i>a. existing completed projects;</i> <i>b. approved but uncompleted projects;</i> <i>c. ongoing activities;</i> <i>d. plans or projects for which an application has been made and which are under consideration</i> <i>by the consenting authorities; and</i> <i>e. plans and projects which are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects."</i>	AY / the EIA Technical Team	Noted. The approach to the assessment of Cumulative Schemes is set out within Volume 2: Main Text, Chapter 2: Approach
	Ecology and Nature Conservation <i>"The potential impact of the proposal upon sites and features of nature conservation interest and opportunities for nature recovery and biodiversity net gain should be included in the assessment."</i>	TEP	Noted. See Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation
	Ecology and Nature Conservation <i>"The proposal is unlikely to adversely impact any European or internationally designated nature conservation sites (including 'habitats sites' under the NPPF) or nationally designated sites (Sites of Special Scientific Interest, National Nature Reserves or Marine Conservation Zones)."</i>	TEP	Noted. No action required.
	Ecology and Nature Conservation	TEP	Noted. The impact upon nearby Sites of Biological Interest (Greater Manchester's

Consultee	Comment	Addressed by	Action
	<i>"The ES should consider any impacts upon local wildlife and geological sites, including local nature reserves. Local Sites are identified by the local wildlife trust, geoconservation group or other local group and protected under the NPPF (paragraph 174 and 175). The ES should set out proposals for mitigation of any impacts and if appropriate, compensation measures and opportunities for enhancement and improving connectivity with wider ecological networks."</i>		equivalent to Local Wildlife Sites (LWS)) has been assessed in Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation . The embedded and additional mitigation measures in relation to any ecological impacts are also discussed in the same chapter.
	Ecology and Nature Conservation <i>"The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law. Records of protected species should be obtained from appropriate local biological record centres, nature conservation organisations and local groups. Consideration should be given to the wider context of the site, for example in terms of habitat linkages and protected species populations in the wider area.</i> <i>The area likely to be affected by the development should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and, where necessary, licensed, consultants."</i>	TEP	Noted. See Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation
	Ecology and Nature Conservation <i>"District level licensing (DLL) is a type of strategic mitigation licence for great crested newts (GCN) granted in certain areas at a local authority or wider scale. A DLL scheme for GCN may be in place at the location of the development site. If a DLL scheme is in place, developers can make a financial contribution to strategic, off-site habitat compensation instead of applying for a separate licence or carrying out individual detailed surveys. By demonstrating that DLL will be used, impacts on GCN can be scoped out of detailed assessment in the Environmental Statement."</i>	AY / TEP	GCN are not present within or in proximity to the Site, and as such has been scoped-out of the ES.
	Ecology and Nature Conservation <i>"Priority Habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the MAGIC website or as Local Wildlife Sites. Lists of priority habitats and species can be found here. Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely."</i>	TEP	Noted. The impact of the Proposed Development upon Priority Habitats and Species is assessed in Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation
	Ecology and Nature Conservation	TEP	See Volume 3: Appendices, Appendix 7.1 and Volume 3: Appendices, Appendix 7.2 . Areas mapped as OMH on MAGIC have been

Consultee	Comment	Addressed by	Action
	<i>"Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. Sites can be checked against the (draft) national Open Mosaic Habitat (OMH) inventory published by Natural England and freely available to download."</i>		assessed not to qualify as this Priority Habitat type.
	Ecology and Nature Conservation <i>"An appropriate level habitat survey should be carried out on the site, to identify any important habitats present. In addition, ornithological, botanical, and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present."</i>	TEP	Noted. A Phase 1 Habitat Survey was carried out across the Site (areas of Application 4 and 5) on 22 nd and 29 th March 2021; the findings of the Phase 1 Habitat Survey were updated and extended to include Plot NT03 on 25 th May 2022 and 7 th September 2022, the findings of which form the basis of the assessment presented in Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation
	Ecology and Nature Conservation <i>"The ES should assess the impacts of the proposal on any ancient woodland, ancient and veteran trees, and the scope to avoid and mitigate for adverse impacts. It should also consider opportunities for enhancement."</i>	TEP	Noted. There are no areas of ancient woodland or ancient and veteran trees within or in the vicinity of the Site.
	Ecology and Nature Conservation <i>"The ES should use an appropriate biodiversity metric such as Biodiversity Metric 3.0 together with ecological advice to calculate the change in biodiversity resulting from proposed development and demonstrate how proposals can achieve a net gain.</i> <i>The metric should be used to:</i> <i>• assess or audit the biodiversity unit value of land within the application area</i> <i>• calculate the losses and gains in biodiversity unit value resulting from proposed development</i> <i>• demonstrate that the required percentage biodiversity net gain will be achieved</i> <i>Biodiversity Net Gain outcomes can be achieved on site, off-site or through a combination of both. On-site provision should be considered first. Delivery should create or enhance habitats of equal or higher value. When delivering net gain, opportunities should be sought to link delivery to relevant plans or strategies e.g. Green Infrastructure Strategies or Local Nature Recovery Strategies."</i>	AY / TEP	Biodiversity Metric 3.1 has been used to calculate the level of BNG across the Site and to identify an appropriate mitigation strategy and is explained in greater detail in Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation
	Townscape and Visual <i>"The environmental assessment should refer to the relevant National Character Areas. Character area profiles set out descriptions of each landscape area and statements of environmental opportunity."</i>	OPEN	Noted. See Volume 2: Main Text, Chapter 6: Townscape and Visual which refers to the relevant Strategic Character Areas and Townscape Character Areas

Consultee	Comment	Addressed by	Action
	<i>The ES should include a full assessment of the potential impacts of the development on local landscape character using landscape assessment methodologies. We encourage the use of Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013."</i>		
	Townscape and Visual <i>"A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in Guidelines for Landscape and Visual Impact Assessment 2013 ((3rd edition) produced by the Landscape Institute and the Institute of Environmental Assessment and Management"</i>	OPEN	Noted. See Volume 2: Main Text, Chapter 6: Townscape and Visual
	Townscape and Visual <i>"The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage."</i>	OPEN	Noted. See Volume 2: Main Text, Chapter 6: Townscape and Visual
	Townscape and Visual <i>"The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure. It should also set out detail of layout alternatives, where appropriate, with a justification of the selected option in terms of landscape impact and benefit."</i>	AY	Noted. An overview of the design of the Proposed Development and its green infrastructure is set out in Volume 2: Main Text: Chapter 5: The Proposed Development
	Townscape and Visual <i>"The ES should consider potential impacts on access land, common land, public rights of way and, where appropriate, the England Coast Path and coastal access routes and coastal margin in the vicinity of the development, in line with NPPF paragraph 100. It should assess the scope to mitigate for any adverse impacts"</i>	OPEN	Noted. See Volume 2: Main Text, Chapter 6: Townscape and Visual
	Townscape and Visual <i>"Measures to help people to better access the countryside for quiet enjoyment and opportunities to connect with nature should be considered. Such measures could include reinstating existing footpaths or the creation of new footpaths, cycleways, and bridleways. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Access to nature within the development site should also be considered, including the role that natural links have in connecting habitats and providing potential pathways for movements of species."</i>	OPEN	Noted. Although the Site is situated within an urban context, the green infrastructure of the Proposed Development is described within Volume 2: Main Text, Chapter 5: The Proposed Development
	Soil and Agricultural Land <i>"Soils are a valuable, finite natural resource and should also be considered for the ecosystem services they provide, including for food production, water storage and flood mitigation, as a carbon store, reservoir of biodiversity and buffer against pollution. It is therefore important</i>	AY	Owing to the inner-city location of the Site, the impact of the Proposed Development upon soil and agricultural land has been scoped-out of the EIA.

Consultee	Comment	Addressed by	Action
	<i>that the soil resources are protected and sustainably managed. Impacts from the development on soils and best and most versatile (BMV) agricultural land should be considered in line with paragraphs 174 and 175 of the NPPF."</i>		
	Air Quality <i>"The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly, or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The ES should take account of the risks of air pollution and how these can be managed or reduced. This should include taking account of any strategic solutions or SNAPs, which may be being developed or implemented to mitigate the impacts on air quality."</i>	WSP (Air Quality)	Noted. See Volume 2: Main Text, Chapter 12: Air Quality
	Flood Risk and Drainage <i>"The ES needs to take account of any strategic solutions for nutrient neutrality or Diffuse Water Pollution Plans, which may be being developed or implemented to mitigate and address the impacts of elevated nutrient levels."</i>	AY / WSP (Water)	The Site is not within a nutrient neutrality catchment, therefore no nutrient neutrality assessment or mitigation strategy is required. There are no Natura 2000 sites potentially impacted by the scheme therefore no relevant Diffuse Water Pollution Plan to comply with. Impact to water quality has been assessed in the ES.
	Climate Change <i>"The ES should identify how the development affects the ability of the natural environment (including habitats, species, and natural processes) to adapt to climate change, including its ability to provide adaptation for people. This should include impacts on the vulnerability or resilience of a natural feature (i.e. what's already there and affected) as well as impacts on how the environment can accommodate change for both nature and people, for example whether the development affects species ability to move and adapt. Nature-based solutions, such as providing green infrastructure on-site and in the surrounding area (e.g. to adapt to flooding, drought and heatwave events), habitat creation and peatland restoration, should be considered. The ES should set out the measures that will be adopted to address impacts."</i>	WSP (Climate Change)	Noted. See Volume 2: Main Text, Chapter 18: Climate Change
	Climate Change <i>"The ES should also identify how the development impacts the natural environment's ability to store and sequester greenhouse gases, in relation to climate change mitigation and the natural environment's contribution to achieving net zero by 2050."</i>	WSP (Climate Change)	Noted. See Volume 2: Main Text, Chapter 18: Climate Change
	Ecology and Nature Conservation <i>"The ES should consider the contribution the development could make to relevant local environmental initiatives and priorities to enhance the environmental quality of the development and deliver wider environmental gains. This should include considering proposals set out in relevant local strategies or supplementary planning documents"</i>	AY / TEP	Policy EN9 Green Infrastructure and Policy EN15 Biodiversity and Geological Conservation of Manchester's Local Development Framework Core Strategy Development Plan have been considered when producing Volume 2: Main Text ,

Consultee	Comment	Addressed by	Action
	<i>including landscape strategies, green infrastructure strategies, tree and woodland strategies, biodiversity strategies or biodiversity opportunity areas."</i>		Chapter 7: Ecology and Nature Conservation. Habitat enhancements and creation are set out in relevant sections of the ES and the BNG Assessment which include the enhancement of off-sSte woodland and the river corridor to contribute to green infrastructure and provide opportunities for Priority Species.
Environment Agency	ES Structure and Content <i>"We note Table 4.1 of the scoping report lists the assessment scenarios which will be presented in the future ES. In addition to 'typical assessment' offering determination on the individual effects of each development proposal, we welcome the further intention of the applicant / developer to initially assess the combined effects of the developments to be proposed under 'Application 4' and 'Application 5'; in conjunction with the Northern Gateway Strategic Regeneration Framework (SRF). However, in connection with, we would highlight for the purpose of the ES, that within the relevant 'Approach and Methodology' sections of the scoping report, for the topics been determined to be 'scoped-in' (see bulleted above), that presently clear individual assessment approaches have not been established for the 'Application 4' and 'Application 5' development proposals.</i> <i>Whilst we recognise that the intention is to prepare one ES covering both applications, we advise it is ensured that clear separate assessment approaches are detailed within the forthcoming ES to ensure the potential significant effects of each application individually are fully considered and presented for planning application assessment / determination.</i> <i>In the instance that clear distinction / individual assessment is not achieved, we advise this would likely create a challenge for assessing and determining the suitability of granting planning permission for each of the forthcoming planning applications. Beyond EIA determination, we note that each planning application submitted will need to be assessed by the planning authority (with EA input) against its individual merits and, in turn, its sustainability not dependent upon any mitigations / measures intended to be delivered as part of a separate application (unless completed/built at point of planning submission) due to the fact that no guarantee / certainty exists that such wider development / intervention will be delivered."</i>	AY	Noted. Volume 2: Main Text: Chapter 2: Approach sets out the approach taken in order to assess the singular effects of Applications 4 and 5 on their own, as well as in-combination with each other. Each technical chapter (Volume 2: Main Text, Chapters 6 – 18) also sets out the assessment of potential significant effects as to delineate between effects that can be attributed to Application 4 on its own, Application 5 on its own, and Applications 4 and 5 in-combination.
	Ground Conditions <i>"As above, we welcome the proposal to 'scope-in' the topic of 'Ground Conditions' within the forthcoming ES. We understand the baseline context provided within the scoping report has been determined from the previous desk study (2019) and ground investigation reporting (2021) prepared by Arup Ltd and which has been previously used to support the HIF works defined under 'Application 1' and 'Application 2'. It is noted and recognised that the development area of both Applications 4 and 5 have been subject to historic industrial</i>	AY / WSP (Ground)	Noted. No action required.

Consultee	Comment	Addressed by	Action
	<i>activity which, from current ground investigation reporting available, is known to have introduced adverse concentrations of contamination to the underlying ground."</i>		
	Ground Conditions <i>"We are aware a large proportion of the development area identified for 'Application 4' is the intended subject to enabling works planned for delivery as part of MCC's HIF works package detailed under 'Application 2'; this includes the remediation of areas whereby adverse contamination has been identified and the creation of development platforms / plots, facilitating future built-form development (intended to be delivered as part of 'Application 4' development. We note and acknowledge that 'Application 2' does not intend to address contamination issues that may arise from the 'Application 5' development area and within development plots 'RB16' and 'RB17' (south bank of the River Irk) specified under 'Application 4'."</i>	WSP (Ground)	Noted. No action required.
	Ground Conditions <i>"We note for paragraph 9.8 of the scoping report that it is the intention of the applicant / developer to produce a Preliminary Risk Assessment for development proposed under 'Application 4' within which 'expected baseline conditions' will be described. Echoing of previous statement regarding not placing reliance upon any development / application not yet delivered / realised and in line with relevant Land Contamination Risk Management (LCRM) Guidance, we advise that, at the point of the planning submission, any risk assessment reporting submitted will need to offer assessment of existing ground conditions, not those anticipated to potentially be created as a result of any separate enabling works / planning permission for the development area."</i>	WSP (Ground)	Noted. See Volume 2: Main Text, Chapter 9: Ground Conditions
	Ground Conditions <i>"Further the above and cognisant to the JV established, we advise the applicant / developer that additional baseline ground investigation reporting exists for the north bank area of 'Application 4' which has been undertaken by the HIF project team as part of proceedings for 'Application 2'; this further ground investigation reporting identifies the presence of additional forms of contamination (e.g. PFAS) not identified with the prior 2019 and 2021 reporting produced by Arup Ltd. Given the overlap in development areas between the various applications, we advise the applicant / developer that copies of the latest ground investigation reporting (and any subsequent) produced by the HIF project team are obtained as we consider this would form appropriate baseline reporting (in addition to any further reporting produced for the 'Application 5' development area) for the forthcoming ES chapter regarding ground conditions."</i>	AY / WSP (Ground)	Noted. See Volume 2: Main Text, Chapter 9: Ground Conditions
	Ground Conditions <i>"Further to the above, we would highlight the assessment approach in this chapter includes limited details on remedial works which fall outside the scope of the 'Application 2' development area. Whilst this is not an issue for the purpose of the scoping report and forthcoming ES chapter, wider to any relevant reporting produced by the HIF project team,</i>	AY / WSP (Ground)	Noted. See Volume 2: Main Text, Chapter 9: Ground Conditions

Consultee	Comment	Addressed by	Action
	<i>we advise that early action is taken to ensure that all necessary information / data required to assess comprehensively ground conditions and determine subsequent remedial requirements is achieved / obtained. Undertaking such action early will prevent the creation of delays and complications at later stage in proceedings. We welcome the opportunity to discuss further with the applicant / developer ground investigation / remedial requirements and in association with this note ongoing work relating to 'Application 5'."</i>		
	Ground Conditions <i>"We welcome the recognition made within the scoping report that additional investigative works and minor remedial actions may be required post 'Application 2' works to ensure the site is suitable for its intended use and does not cause an unacceptable risk to sensitive receptors (see paragraphs 9.21 and 9.22 of the scoping report for reference)."</i>	AY / WSP (Ground)	Noted. No action required.
	Flood Risk and Drainage <i>"We acknowledge and welcome the recognition of the Water Framework Directive (WFD) within the 'Flood Risk and Drainage' chapter of the scoping report and intention for this topic matter to be 'scoped-in' the forthcoming ES (including reference to relevant legislative context and consideration within the existing baseline conditions of controlled water resources)."</i>	WSP (Water)	Noted. No action required.
	Flood Risk and Drainage <i>"We advise that the River Basin Management Plans (RBMPs) which outline the objectives of achieving the objectives of the WFD have recently been updated (December 2022), the latest iterations of WFD reporting should be considered within forthcoming assessments. For further details on this topic matter see: River Basin Management Plans: Updated 2022). Further to the above, we welcome the intention to complete a WFD Screening and Scoping study to support the forthcoming planning applications. We will continue to engage with the applicant / developer to determine further detailed WFD Assessment requirements for each of the applications. In virtue of the outline nature of Application 4, we anticipate that detailed WFD assessment will form part of wider, phased, precommencement conditional requirements specified on any subsequent planning permission granted."</i>	WSP (Water)	The most recent data has been used to support the WFD assessment for Application 5 and the WFD screening and scoping report for Application 4.
	Flood Risk and Drainage <i>"Echoing the earlier contents of this response letter, we advise the assessment approach and impacts for 'Application 4' and 'Application 5' are detailed individually within the forthcoming ES to ensure various different development factors (e.g. surface water outfall) are appropriately accounted for and assessed."</i>	WSP (Water)	Noted. Volume 2: Main Text: Chapter 2: Approach sets out the approach taken in order to assess the singular effects of Applications 4 and 5 on their own, as well as in-combination with each other. Each technical chapter (Volume 2: Main Text, Chapters 6 – 18) also sets out the assessment of potential significant effects as to delineate between effects that can be attributed to

Consultee	Comment	Addressed by	Action
			Application 4 on its own, Application 5 on its own, and Applications 4 and 5 in-combination.
	Ecology and Nature Conservation / Flood Risk and Drainage <i>"We would recommend that water quality as well as ecology is actively considered within the scheme given the interaction of the proposed development with the River Irk within the Red Bank Neighbourhood. Under the WFD, the Irk (Wince to Irwell) in this location is a Heavily Modified waterbody (WFD ID: GB112069061131) and is classified as having a 'moderate' overall WFD status (ecological: moderate / chemical: fail). This is overall classification is accounted to being the result of the historical physical modifications made to the waterbody and the impacts of both point-source and diffuse pollution.</i> <i>New development proposals should aim to offer contribution / improve the status of WFD waterbodies (contributing to the attainment of 'Good Ecological Potential / Status'). In accordance with Regulation 33 of The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017, it should be ensured that new development proposals do not cause detriment to WFD classifications and do not act to prevent the attainment of 'good' status in any category.</i> <i>As part of any WFD assessment undertaken, we advise acknowledgement is made as to how proposed developments complies with the Water Framework Regulations 2017 and, in this instance, the associated North West River Basin Management Plan</i> <i>Under 'Application 2', we recognise the intention to include interventions to enhance the River Irk, such as, the removal of walls along the watercourse and landscaping to enhance the riparian corridor. We advise that any proposals or interventions along the riparian corridor within 'Application 4' seeks, where possible, to integrate effectively with any known final interventions planned as part of 'Application 2' to maximise the opportunities for enhancement of the River Irk corridor in this area. The retention of a continuous unobstructed watercourse corridor is an essential requirement for the preservation of wildlife habitat, flood flow conveyance and future watercourse maintenance / improvements."</i>	TEP / WSP (Water)	Assessment of impacts to water quality is included in the ES chapter and the WFD assessment. The WFD assessment for Application 5 demonstrates how the Proposed Development is considered Wfd compliant. Consideration has been given to River Irk and corridor in Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation and within the BNG Assessment in terms of the habitat itself and species it may support (i.e. fish, water vole, otter, invertebrates). The effects upon the river habitat and fish species have been scoped into the ES.
	Ecology and Nature Conservation / Flood Risk and Drainage <i>"We note paragraph 10.28 of the scoping report states that the EA are currently developing flood risk management schemes within the area and therefore, 'the future of flood risk' is not known and so will need to address further within future reporting. To offer clarification on this matter, the EA, working in partnership with key stakeholders, is involved in the 'Bringing the River Irk to Life' (BRIL) Project whereby the focus is to restore and enhance the River Irk in line with overarching WFD objectives. For details on BRIL see: https://naturalcourse.co.uk/projects/irk-vision-bringing-the-river-irk-to-life-bril-c15-2/. We recommend the applicant / developer studies the opportunities identified under the BRIL project and that these are recognised and accounted for within any design proposals for the riparian corridor made within Application 4 and 5. Although it is acknowledged that the Red</i>	TEP / WSP (Water)	Consideration has been given to River Irk and corridor in Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation and within the BNG Assessment in terms of the habitat itself and species it may support (i.e. fish, water vole, otter, invertebrates). The effects upon the river habitat and fish species have been scoped into the ES. Specific consideration of the BRIL Project has not formed part of the assessment provided in

Consultee	Comment	Addressed by	Action
	<i>Bank Neighbourhood planning boundary only covers a limited section of the River Irk, we advise that any riparian corridor proposals / designs / interventions are supportive to the aims WFD and BRIL - seeking to enhance the formal status and quality of the River Irk."</i>		Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation.
	Flood Risk and Drainage <i>"Given the proposals' proximity to sensitive surface and groundwater receptors (the River Irk and underlying aquifers), careful consideration will need to be given as to how any surface or groundwater arising from construction from the development will be managed. Any new surface water flows generated during construction or during the development's operational phase should be attenuated and treated, where appropriate / necessary, using SUDs solutions (i.e. attenuation ponds, swales etc.) prior to discharging into the River Irk. Consideration will also need to be given as to how any surface water (further to the matter of discharge rates) arising from the completed development will be appropriately disposed of. Therefore, we advise adopting a multifunctional surface water drainage strategy, based on SuDS management principles outlined in CIRIA C753 guidance which includes good practice development examples already adopted in UK. This is to ensure water and ecological quality does not deteriorate and is potentially enhanced as part of scheme proposals."</i>	WSP (Water)	Noted. See Volume 2: Main Text, Chapter 10: Flood Risk and Drainage and Volume 3: Appendices, Appendix 10.1: FRA and Drainage Strategy .
	Ecology and Nature Conservation <i>"We welcome the inclusion of the 'Ecology and Nature Conservation' topic which has been 'scoped-in' to the forthcoming ES. We recognise it is the intention to deliver a minimum 10% Biodiversity Net Gain (BNG) uplift across Applications '1' to '5' as part of the Victoria North regeneration scheme, whereby a high-level landscape masterplan has been produced in support of 'Application 2' to demonstrate how this could potentially be achieved. We note the EIA Scoping Report states it is the intention to use Biodiversity Metric 3.0 to ensure consistency with previous reporting and supporting information for Applications '1' and '2'. However, from subsequent email correspondence held between the EA and the FEC project team (dated 22 February 2023, 16:42), it is our further understanding that it is now the revised intention of the applicant / developer to use the latest BNG metric developed by Natural England (Metric 3.1). We would advocate for this latter approach utilising the latest metric developed. Whilst it is noted and acknowledge that the utilisation of the latest BNG metric will result in the variation of biodiversity unit values versus previous BNG assessment undertaken (utilising the former metric), such an approach will ensure the BNG strategy further developed for Applications 4 and 5 can achieve full accordance to latest good practice guidance for this topic matter. Given the existing features situated within / in proximity of the development site (i.e. St. Catherine's Wood and the River Irk riparian corridor), 'Application 4' in particular presents a unique opportunity to create a localised, high quality, integrated green and blue infrastructure network."</i>	TEP	Noted. The latest BNG Metric 3.1 has been adopted for the BNG Assessment, which is submitted for Applications 4 and 5.
	Flood Risk and Drainage <i>"We welcome confirmation provided within the scoping opinion report that a Flood Risk Assessment (FRA) will be prepared and submitted as part the 'Flood Risk and Drainage' chapter for future planning application ES submission(s). We also acknowledge the intention,</i>	AY / WSP (Water)	Noted. See Volume 3: Appendices, Appendix 10.1

Consultee	Comment	Addressed by	Action
	<i>in conjunction with this, to complete an updated flood modelling exercises enabling the determination of baseline conditions and the subsequent effective assessment of potential future flood risk."</i>		
	Flood Risk and Drainage <i>"As highlighted in the previous sections, we request individual assessment approaches for 'Application 4' and 'Application 5' are detailed within the final ES prepared."</i>	AY / WSP (Water)	Noted. See Volume 2: Main Text, Chapter 10: Flood Risk and Drainage
	Flood Risk and Drainage <i>"We acknowledge the reference made to the assessment of the 'peak flood level' as an example to determine the magnitude of impact of the development on flood risk. Whilst we recognise a separate 'Climate Change' chapter has been 'scoped-in' to the ES to take into account the impacts of development on extreme weather events (i.e. extreme rainfall), we advise that the design flood level, which takes the impacts of climate change into account (1% AEP plus appropriate climate change allowance), is also considered in the 'Flood Risk and Drainage' chapter to determine the effects on flood risk and suitable flood risk mitigation measures to be embedded within the development proposals."</i>	WSP (Water)	Noted. See Volume 2: Main Text, Chapter 10: Flood Risk and Drainage and Volume 3: Appendices, Appendix 10.1: FRA and Drainage Strategy .
	Flood Risk and Drainage <i>"It is noted that the design event flood levels will be established from the flood modelling exercise intended to be undertaken to support the forthcoming planning applications. In addition, we recommend that a range of return periods are included and considered within the assessment of flood risk. Of note, the FRA undertaken for the individual development proposals should demonstrate how residual flood risk (i.e. the 0.1% AEP event) is anticipated managed to ensure appropriate mitigation / emergency planning is in place in line with the 'Flood Risk and Coastal Change' section of the Planning Practice Guidance."</i>	WSP (Water)	Noted. See Volume 2: Main Text, Chapter 10: Flood Risk and Drainage and Volume 3: Appendices, Appendix 10.1: FRA and Drainage Strategy .
	Flood Risk and Drainage <i>"Further to the above, we would advise that the forthcoming planning applications should, as a minimum, include indicative plans / details of schemes to:</i> <i>• Dispose of foul drainage</i> <i>• Dispose of surface water</i> <i>• Install oil and petrol separators where necessary</i> <i>• Install trapped gullies where necessary</i> <i>• Include roof drainage – sealed at ground level</i> <i>• Treat and remove suspended solids from surface water run-off during construction works (usually presented with a Construction Environmental Management Plan).</i>	WSP (Water)	Noted. See Volume 2: Main Text, Chapter 10: Flood Risk and Drainage and Volume 3: Appendices, Appendix 10.1: FRA and Drainage Strategy .

Consultee	Comment	Addressed by	Action
	<i>Design considerations for the above schemes should not only be isolated to dealing with the management of flood risk but also demonstrate how proposals contribute to enhancing the wider environment, such as, considerations of WFD objectives (as outlined above) and implementation of ecological enhancement where possible."</i>		
	Flood Risk and Drainage <i>"The River Irk is designated 'main river' within the boundary of the Red Bank Neighbourhood and therefore, proposed activities on / near the watercourse may require an Environmental Permit granted by the EA. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:</i> <i>• on or within 8 metres of a main river (16 metres if tidal)</i> <i>• on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)</i> <i>• on or within 16 metres of a sea defence</i> <i>• involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert</i> <i>• in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission</i> <i>The granting of planning permission does not necessitate the grant of an environmental permit or vice versa. Therefore, we advise consultation is sought with the EA at the earliest opportunity to determine any flood risk activity permitting requirements for the proposed development application(s)."</i>	AY	Noted. Although outside of the scope of the ES, the Applicant will continue to consult with the EA to determine any flood risk activity permitting requirements for Applications 4 and 5.
	Waste <i>"The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste.</i> <i>"Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear."</i>	AY	Noted. Although outside of the scope of the ES, the Applicant is committed to comply with all relevant legislation and will seek the relevant permits and licenses in relation to waste management for the Proposed Development.
	Waste <i>"Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:</i> <i>• Duty of Care Regulations 1991</i>	AY	Noted. Although outside of the scope of the ES, the Applicant is committed to comply with all relevant legislation and will seek the relevant permits and licenses in relation to waste management for the Proposed Development.

Consultee	Comment	Addressed by	Action
	- Hazardous Waste (England and Wales) Regulations 2005 - Environmental Permitting (England and Wales) Regulations 2016 - The Waste (England and Wales) Regulations 2011 Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer."		
Greater Manchester Ecology Unit (GMEU)	Ecology and Nature Conservation "I would recommend that, by the time an EIA is provided to the Council as part of a planning application, dialogue will have progressed so that a better idea can be provided of the off-site compensation areas and options available. If the applicant is unable to be more specific about the potential for off-site biodiversity enhancements available to achieve a 10% net gain in biodiversity, it is possible that the Council will not be able to give a fully balanced view on the overall biodiversity impacts of the proposals in any future planning decision. I am aware that the Planning Policy section of the Council is working to identify biodiversity off-set sites within the City."	AY / TEP	Off-site compensation has been discussed with MCC and GMEU (28 March 2023) and an overview of the approach is set out within the BNG Assessment report (ref: 9082.015) submitted with the planning application. In summary, the off-Site woodlands have been surveyed; those in poor condition, outside of the Victoria North SRF boundary are suitable for enhancement. Approximately 1ha of off-Site woodland will need to be enhanced to moderate condition to achieve an overall net gain of 13.87% net gain. The exact location of the 1ha of off-Site woodland will be secured at the first detailed planning application under Application 4 and delivery of such off-Site enhancements will be conditioned to be implemented prior to first occupation of built residential led development under Application 4.
	Ecology and Nature Conservation "The development represents an excellent once-in-a-lifetime opportunity to introduce high quality Green Infrastructure and Public Realm improvements to the area. I would advise that a comprehensive, holistic, area-wide Green Infrastructure Strategy is prepared as part of any future planning application."	AY	Noted.

Consultee	Comment	Addressed by	Action
	Ecology and Nature Conservation <i>"Invasive plant species, particularly Himalayan Balsam, Giant Hogweed and Japanese Knotweed, are endemic in this area, and particularly along the river course. I would advise that, as part of any future EIA, a method statement is prepared giving details of the measures to be taken to at least control the spread of these plants, and at most to attempt eradication, in the area. The control of these invasive plants would be a significant environmental benefit for the area."</i>	TEP	Volume 2: Main Text, Chapter 7: Ecology and Nature Conservation makes reference to an Invasive Species Method Statement (ISMS) being produced at various points (paragraphs 7.31, 7.93, 7.110 and Tables 7.8, 7.10, 7.13, 7.17, 7.18).
Greater Manchester Archaeology Advisory Unit (GMAAS)	Archaeology and Heritage <i>"The HEDBA is a comprehensive and useful document that provides a thorough assessment of the archaeological resource, its potential significance and the harm of development to that significance. Whilst GMAAS returned a few comments on the HEDBA in November 2022, the report nevertheless proposes an appropriate strategy to offset the harm to any below-ground archaeological remains through a programme of intrusive investigations and recording, the scope of which can be determined in consultation with GMAAS in due course. It is difficult to perceive what value further assessment of the archaeology as part of the EIA process will add to the HEDBA.</i> <i>Much of the archaeological interest in the application area lies to the north of the River Irk, and is currently subject to detailed consideration as part of the Red Bank Neighbourhood Infrastructure scheme (Application 133143/VO/2022). Archaeological interests are secured by a condition attached to consent (Condition 6), and a WSI that sets out an appropriate scheme of archaeological investigation has been agreed. Whilst there is some archaeological interest in those parts of the Red Bank Neighbourhood project that extend beyond the boundary of the Infrastructure scheme, the potential harm of development to this interest is less than significant.</i> <i>In view of the archaeological works that have been implemented as part of the Infrastructure scheme and the significance of the archaeological resource beyond that scheme area, it is GMAAS' opinion that archaeology can be scoped out of the EIA, contrary to the conclusion drawn in the Scoping Report."</i>	AY / WSP (Heritage)	Noted.
	Archaeology and Heritage <i>"I anticipate that the HEDBA will be updated in the light of any additional information deriving from progress of the Infrastructure scheme and submitted in support of a future planning application for the Red Bank Neighbourhood."</i>	WSP (Heritage)	Noted.
	Archaeology and Heritage <i>"The Scoping Report suggests that pre-determination evaluation of the archaeological assets is required, and whilst this would represent best practice in line with the NPPF and local planning policy, GMAAS will be content to secure archaeological interests as a condition attached to a future consent, not least as some of the sites of archaeological interest in the application area are not currently accessible for intrusive investigation."</i>	AY / WSP (Heritage)	Noted.

Consultee	Comment	Addressed by	Action
	Archaeology and Heritage <i>"The above advice relates to the below-ground archaeological interest. In terms of the built heritage, the Scoping Report proposes that detailed consideration should only be afforded to designated heritage assets that lie within the site boundary, which comprises a single Grade II listed bridge. The Conservation & Urban Design Team at Manchester City Council is better placed to comment on the approach to assessing potential impacts on the historic built environment and the setting of designated heritage assets, although GMAAS would be content to see this aspect also scoped out of the EIA."</i>	WSP (Heritage)	Noted.
	Archaeology and Heritage <i>"There are a couple of minor points on the Scoping Report that ought to be noted. In particular, is disappointing that the authors of the Archaeology and Heritage chapter (and the associated HEDBA) fail to make the crucial distinction between the 'Postmedieval Period' (1530s – mid-18th century) and the 'Industrial Period' (mid-18th-century – c. 1914), and erroneously refer to several sites of 19th-century origin as 'post-medieval'. In doing so, the Resource Assessment and the Research Objectives for the Industrial Period set out in the current North West Historic Environment Research Framework have been overlooked (https://researchframeworks.org/nwrf/industrial/), which is a serious omission."</i>	WSP (Heritage)	Noted. The standard periods from Historic England do not include an 'Industrial' period. The 'Post-medieval' period is considered by Historic England to be 1540 – 1900, which would cross over into the 'Industrial' period.
Transport for Greater Manchester (TfGM)	Transport and Access <i>"Strategic Models should not be used in the determination of base flows"</i>	WSP (Transport)	Noted. See Volume 2: Main Text, Chapter 11: Transport and Access or Volume 3: Appendices, Appendix 11.1 .
	Transport and Access <i>"Traffic modelling should be undertaken using demand flows to ensure that results are realistic and representative of existing conditions. For congested junctions, demand flows can be derived using traffic count and queue survey data."</i>	WSP (Transport)	Noted. See Volume 3: Appendices, Appendix 11.1 .
	Transport and Access <i>"A trip generation and distribution exercise should be provided to the Local Highway Authority (LHA) and TfGM at the earliest possible convenience to inform the scope of the assessment work."</i>	WSP (Transport)	Noted. See Volume 2: Main Text, Chapter 11: Transport and Access or Volume 3: Appendices, Appendix 11.1 .
	Transport and Access <i>"The TA should review the impact of displacement car parking within and around the site, should the development be reliant upon the use of existing car parks. This should encompass the level of potential displacement of existing trips to surrounding car parks, and / or the impact of new development trips if the existing car parks are full."</i>	WSP (Transport)	Noted. See Volume 2: Main Text, Chapter 11: Transport and Access or Volume 3: Appendices, Appendix 11.1 .
	Transport and Access <i>"A description of current baseline traffic conditions in the area."</i>	WSP (Transport)	Noted. See Volume 2: Main Text, Chapter 11: Transport and Access or Volume 3: Appendices, Appendix 11.1 .

Consultee	Comment	Addressed by	Action
	Transport and Access <i>"An analysis of injury accidents during a recent five-year period, commenting on whether there are any underlying patterns of injury accidents that might be affected by the development."</i>	WSP (Transport)	Noted. See Volume 2: Main Text, Chapter 11: Transport and Access or Volume 3: Appendices, Appendix 11.1 .
	Transport and Access <i>"Traffic surveys and queue surveys (weekdays) - scope to be agreed with the Local Highway Authority (LHA), TfGM UTC and HFAS. TfGM UTC can be contacted in respect of the availability of any traffic counts in the area that could be used for the assessment."</i>	WSP (Transport)	Noted. See Volume 2: Main Text, Chapter 11: Transport and Access or Volume 3: Appendices, Appendix 11.1.
	Transport and Access <i>"A clear estimate of the level of new traffic likely to be associated with the development, based on an inspection of similar (and similarly-located) developments across the UK (excluding London) via the TRICS (or similar) database. The assessment work should be undertaken using a person-trip approach and applying the appropriate modal share percentages from local Census data. Other methodologies to determine trip rates are acceptable but these should be fully explained in the TA."</i>	WSP (Transport)	Noted. See Volume 2: Main Text, Chapter 11: Transport and Access or Volume 3: Appendices, Appendix 11.1 .
	Transport and Access <i>"A clearly defined methodology for determining the distribution / assignment of development trips onto the network i.e. understanding of where such new traffic is likely to distribute to/from, based on data sources such as a Census Journey-to-Work statistics and/or vehicle turning proportions at nearby junctions."</i>	WSP (Transport)	Noted. See Volume 2: Main Text, Chapter 11: Transport and Access or Volume 3: Appendices, Appendix 11.1 .
	Transport and Access <i>"An assessment of traffic levels and impacts at the specified year of opening of the development, and at a future year at least five years later, with due regard for traffic growth (if any)."</i>	WSP (Transport)	Noted. See Volume 2: Main Text, Chapter 11: Transport and Access or Volume 3: Appendices, Appendix 11.1 .
	Transport and Access <i>"An understanding of the likely impacts of the proposed development considered alongside any other nearby committed developments."</i>	WSP (Transport)	Noted. See Volume 2: Main Text, Chapter 11: Transport and Access or Volume 3: Appendices, Appendix 11.1 for the Cumulative Effects Assessment of the Applications 4 and / or 5 with the identified committed developments.
	Transport and Access <i>"In the relevant TA, clear diagrams should be provided illustrating the following elements, each individually:</i> • Base Flows • Committed Development Flows	WSP (Transport)	Noted. See Volume 3: Appendices, Appendix 11.1 .

Consultee	Comment	Addressed by	Action
	- Proposed Flows - Proposed Distribution - Base plus Committed plus proposed development - Future plus Committed plus proposed development"		
	Transport and Access <i>"TfGM HFAS recommends an increase of about 30vehs/hr at a junction as an appropriate threshold for considering the necessity of a traffic impact assessment; this is in preference to a percentage-increase threshold, which tends to favour development in already heavily-trafficked areas."</i>	WSP (Transport)	Noted, this was raised by TfGM HFAS during the scoping correspondence and meetings, in which the scope of traffic impact assessment was agreed.
	Transport and Access <i>"The scope of the junctions to be assessed by detailed modelling should be agreed with TfGM (UTC) and the LHA in advance and will depend upon the outcome of the trip assessment and distribution exercise. For this reason, TfGM would advise that a trip generation and distribution exercise should be issued before submission of the planning application. Once this is undertaken it will be possible to finalise TfGM requirements in terms of the TA. This will largely depend on the amount of trip generation."</i>	WSP (Transport)	Noted, this process was followed within the scoping process with TfGM HFAS and MCC Highways which has taken place prior to the commencement of the TA.
	Transport and Access <i>"Clear details of proposed vehicular access arrangements including general servicing arrangements. An engineering drawing should be supplied showing the changes to the road network to fully understand the impact of the proposed development."</i>	AY / ML	Noted. See Volume 3: Appendices, Appendix 5.2 for the full suite of Planning Application Drawings for Application 5, which includes details on the proposed vehicular access arrangements.
	Transport and Access <i>"A swept path analysis should be provided for any vehicular access."</i>	WSP (Transport)	Noted and included in the Transport Assessment.
	Transport and Access <i>"A review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development."</i>	WSP (Transport)	Noted and included in the Transport Assessment.
	Transport and Access <i>"An assessment of the likely environmental/traffic impacts of HGVs during the construction process."</i>	WSP (Transport)	Noted. See Volume 3: Appendices, Appendix 11.1 .
	Transport and Access <i>"The TA should include a comprehensive review of the existing provision in the vicinity of the site for all pedestrians including those with disabilities. In addition to walking distances and pedestrian desire lines, pedestrian environment (including footway condition and widths)</i>	WSP (Transport)	Noted. See Volume 3: Appendices, Appendix 11.1 .

Consultee	Comment	Addressed by	Action
	<i>and pedestrian safety and security should be considered. An audit of the footways in the vicinity of the development should be undertaken and improvements identified."</i>		
	Transport and Access <i>"A comprehensive review of the cycling infrastructure in the vicinity of the proposed development should also be undertaken. This should include an assessment of the connectivity of the site with existing cycle routes. The quality and condition of existing infrastructure, cyclist safety and security should also be considered."</i>	WSP (Transport)	Noted. See Volume 3: Appendices, Appendix 11.1.
	Transport and Access <i>"The catchment area for cycling, walking and public transport should be captured in maps. The quality of the routes for pedestrians and cyclists should be described and this should include a description of any signing for cycle routes as appropriate."</i>	WSP (Transport)	Noted. See Volume 3: Appendices, Appendix 11.1.
	Transport and Access <i>"The TA should provide a review of existing public transport services (including service frequency and location of nearest stations/stops), with a view to supporting improvements to existing public transport services as required, in particular, assess the quality of the surrounding bus infrastructure i.e. upgrade to shelters etc."</i>	WSP (Transport)	Noted. See Volume 3: Appendices, Appendix 11.1.
	Transport and Access <i>"The TA should include a plan clearly showing details of the proposed pedestrian and cycle access points serving the site and linkages into the surrounding area. Connectivity with local public transport networks should be highlighted. The applicant should consider measures to encourage access by sustainable modes."</i>	WSP (Transport)	Noted. See Volume 3: Appendices, Appendix 11.1.
	Transport and Access <i>"TfGM would suggest that a pedestrian survey is carried out in the vicinity of the site, as per guidance https://www.livingstreets.org.uk/media/1434/street-reviewguidance-for-web.pdf and included as part of the TA."</i>	WSP (Transport)	An audit of existing pedestrian conditions is included with the 'existing conditions' section of the TA.
	Transport and Access <i>"Details of cycle parking facilities for the proposed development (e.g., number of spaces, location and type) should be provided and shown on plan."</i>	AY / ML	Noted. See Volume 3: Appendices, Appendix 5.2 for the full suite of Planning Application Drawings for Application 5, which includes details on the cycle parking facilities.
	Transport and Access <i>"The TA should consider the impact of the development on the existing public transport networks in terms of extension of bus services, additional person trips."</i>	WSP (Transport)	Noted. See Volume 3: Appendices, Appendix 11.1.
	Transport and Access	WSP (Transport)	Noted. See Volume 3: Appendices, Appendix 11.2.

Consultee	Comment	Addressed by	Action
	<i>"A Framework Travel Plan for the development should accompany any future planning application."</i>		