



**MANCHESTER
CITY COUNCIL**

Julie Roscoe

Director of Planning, Building
Control and Licensing

PO Box 532
Town Hall
Manchester M60 2LA

Mr Kyle Welburn
Associated Director
Turley

Contact: Miss Jennifer Atkinson
Tel: 0161 234 4517
Fax: 0161 274 0014
Email: jennifer.atkinson@manchester.gov.uk

7 November 2022

Our reference: JA/DMC

Dear Mr Welburn

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

SCOPING REQUEST UNDER PART 4 REGULATION 15(1)

'ALBERT BRIDGE HOUSE' MANCHESTER ("THE PROPOSED DEVELOPMENT")

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

Thank you for your request dated 27 September 2022 for a Scoping Opinion at the above site.

In coming to a formal opinion on the scope of the Environmental Statement ("ES"), Manchester City Council, as Local Planning Authority, has considered the supporting information contained within your '*Albert Bridge House - Environmental Impact Assessment Screening and Scoping Report*' prepared by yourselves, on behalf of the Applicant Oval Real Estate Limited, and the comments from statutory consultees.

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

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

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

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

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

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

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

Your report of the 27 September 2022 sets out the proposed chapters that the ES will cover, and the disciplines which you believe should be scoped in and out of the EIA.

These are as follows:

Scoped In

- Noise and Vibration;
- Townscape and Visual;
- Daylight, sunlight, overshadowing and solar glare;
- Wind microclimate;
- Socio economic and Human Health; and
- Climate Change.

Scoped out

- Air Quality;
- Archaeology;
- Biodiversity;
- Built Heritage;
- Ground Conditions and Contamination;
- Obtrusive Lighting;

- Risk of major accidents and/or disasters;
- Transport and accessibility;
- Waste and resources; and
- Water environment.

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

CONSULTATIONS

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

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

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

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

You are strongly recommended to consult further with consultees as appropriate throughout the EIA process as the development proposal evolves. It is thereby recommended all consultee responses are reviewed by you and the applicant in full.

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

CONTEXT

The development site consists of Albert Bridge House which comprises three interconnected buildings of 3, 6 and 18 storeys in height as well as associated plant and substation. A basement area is also located underneath each of the buildings. The site also contains two car parking areas containing spaces for out to 137 vehicles. Sections of the A34 Bridge Street, Trinity Bridge public open space and the River Irwell also form part of the site.

The site is bounded by the river Irwell to the north, St Mary's parsonage and Trinity Bridge to the east, Bridge Street and commercial premises to the south and Bridge Street and commercial premises/Manchester Civic Justice Centre to the west.

The area is dominated by commercial and residential including civic uses, areas of vacant land, green space/public open space and transport infrastructure.

SENSITIVE RECEPTORS

The development site is located within the Greater Manchester Combined Air Quality Management Area (AQMA) due to its proximity to major roads within the City Centre.

The site is not within, nor does it contain, any ecological designations including sites of specific interest (SSSI), sites of biological importance (SB1) or special protection areas (SPA). The nearest ecological designation is the River Irwell Site of Biological Importance (SBI) located 950 metres to the north west.

The site is partially in Flood Zone 1 and within the Manchester, Salford and Trafford Critical Drainage Area (CDA).

Albert Bridge House is considered to be a non-designated heritage asset. There are also 11 conservation areas, 3 Grade I, 45 Grade II and 3 Grade II* listed buildings in 1 km of the development site.

PROPOSED DEVELOPMENT

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

The Proposed Development would consist of the demolition of Albert Bridge House. The site would be hoarded and trees along the boundary (including trees covered by Tree Preservation Orders) protected. Bridge Street and St Mary's parsonage would remain operational at all times during construction. There would be less than 100 vehicle movements per day from the construction site and an estimated 5,830 sqm of demolition material.

The duration of the demolition and construction programme would be appropriate 3.5 years starting in early 2023 and completing in 2026.

The development would consist of two main buildings: Building A located in the western part of the site and Building B located in the eastern part of the site.

Building A would consist of approximately 405 new homes (1-3 beds) together with 175 sqm of Class E accommodation at the ground floor.

Building B would consist of 54,000 sqm of office floor space and 2,220 sqm of the class E (non office) accommodation.

A basement would provide the necessary plant space, parking (25 spaces), waste storage and management areas. There would also be 600 cycle spaces.

Landscaping, biodiversity and green spaces would be included as follows:

- Improvements to River Walk along the northern boundary of the site providing connectivity to Trinity Bridge;
- Albert Bridge Square within the western half of the site, wrapping around Building A;
- Trinity Square connection within the eastern half of the site wrapping around Building B.

ASSESSMENT OF THE SCOPING REPORT

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

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

Discussion of alternatives

Paragraph (3)(d) of Regulation 18, and paragraph 2 of Schedule 4 of the EIA Regulations, require that environmental statements include discussion description of the reasonable alternatives to the Proposed Development and an indication of the main reasons for the option chosen, that have been considered by the applicant.

I note within section 3 of your Scoping Request that you intend to provide a discussion on alternatives within the ES. This will focus on alternatives considered and project design evolution

Presentation and content of the Environmental Statement

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

The ES provides environmental information to aid the decision-making process. The ES should be laid out clearly, with minimum use of technical terms (where appropriate) and should provide an objective and realistic description of the likely significant impacts of the proposed development.

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

Mitigation

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

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

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

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

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

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

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

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

Cumulative effects

The committed developments summarised in Section 12 appears to be acceptable.

Cross references and summarising of the findings

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

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

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

ENVIRONMENTAL MATTERS TO BE SCOPED OUT OF THE ES

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

Air Quality

The Scoping Report provides a detailed account of the approach to the Air Quality Assessment. I can confirm that Air Quality can be scoped out of the ES provided that the planning application supported by an appropriate report.

The following details must be covered appropriately within the document including mitigation.

The assessment will need to include exposure assessment for the receptors being introduced to the area and include assessment of pollutants NO₂, PM₁₀ and PM_{2.5}. Construction dust assessment and mitigation measures will need to be included, recommendations with regard to EV charge points in line with MCC guidance for developers document and comment with regard to how the development will comply with the IAQ best practice guidelines. Details of any clean air filters will need to be recommended including specification, location and maintenance requirements.

Archaeology

The Scoping Report concludes that although there is evidence of several possible archaeological sites, including post medieval gardens, various late 18th and 19th Century commercial and domestic buildings (Albert Mill), a landing stage, elements of Manchester Gas Works and a police station, this would be of local significance only. Accordingly, Archaeological can be scope out of the ES on the basis that a detailed archaeological desk-based assessment is submitted with the planning application.

Biodiversity

The impact on biodiversity is considered to be of no more than local significance. The protected species interest in the development site is low with the main impacts being the loss of vegetation and habitats. I accept that a biodiversity assessment is capable of being scoped out of the ES and can instead form part of the supporting documents to the planning application and should include measure to improve the nature conservation value of the this urban area including biodiversity net gain.

Built Heritage

The impact on built heritage is considered to be of no more than local significance. Whilst it is noted that Albert Bridge House is a known building it is not listed and is considered to be a non-designated heritage assets only. Other heritage assets would be considered in key views identified in the townscape study. I accept that a built heritage is capable of being scoped out of the ES and can instead form part of the supporting documents to the planning application and should include measure to improve the nature conservation value of the this urban area including biodiversity net gain.

Ground Conditions and Contamination

The Scoping Report concludes that although there is evidence of previous contamination, there is nothing unusual or complex about the ground conditions at the proposed development site. As a result, there will be no significant effects which would require consideration by an EIA. I confirm that ground conditions can be scoped out of the ES provided the planning application is supported by an appropriate report which supports these conclusions.

You will note the specific comments of the Environment Agency with regards to any standalone report produced which must cover the following areas:

The proposed development is situated in proximity/adjacent to the River Irk, a sensitive receptor and Water Framework Directive (WFD) resource. The site is also situated above Principal Aquifer (Chester Sandstone Formation). Managing risk to controlled water resources can be difficult to achieve whereby potential for interaction with sensitive controlled water resources is significant.

The proposed development site is known to be the former the location of a gas works (Manchester Gasworks Reserve Station No. 1). Such works/sites are known to, traditionally, have associated with them a 'high risk' of adverse historic contamination being present. The development site is also noted to be situated adjacent to other areas known to be subject to historic industrial land uses which could also adversely impacted upon the development site.

In association with the above, it is noted from section 4.15 of the scoping report the following statement *'in conjunction with/and our following ground investigation work(s) and remedial activities, foundations and the top layer of hard standing will be stripped and removed'*. It is recommended that the undertaking of such works is limited prior to effective characterisation of underlying site conditions being achieved and a suitable remedial strategy being development.

Removal of foundations and existing impermeable hard standing with prior understanding of conditions could (unless appropriately controlled) result in the mobilisation of any adverse contamination present, creating challenge for any subsequent remedial efforts on-site and or potential for a pollution incident

Obtrusive Lighting

The Scoping Report concludes that there would be no adverse impacts from lighting in this urban environment. I confirm that Obtrusive Lighting can be scoped out of the ES provided the planning application is supported by an appropriate report which supports these conclusions.

Risk of major accidents and/or disasters

The Scoping Report concludes that the likelihood of major accidents and disaster is low. I confirm that Risk of major accidents and/or disasters and does not require consideration by an EIA.

Transport and accessibility

The Scoping Report provides a detailed account of the approach to the transport assessment, travel planning and car parking. I can confirm that Transport can be scoped out of the ES provided that the planning application supported by appropriate reports.

The following details must be covered appropriately within the document including mitigation.

Vehicle access to the basement car parking area (for the use of residents, visitors and employees) will be off Bridge Street. It is requested that the car parking spaces for each use class is detailed and justification is provided.

Regarding the dimension of these spaces, these should all accord with MCC's standard minimum requirement. It is recommended that standard parking bay dimensions be a minimum of 2.4m x 4.8m and disabled parking bay dimensions a

minimum of 3.6m x 6.0m. This should also include a 6-metre aisle width to allow vehicles to safely manoeuvre within the car park with formal demarcation of all spaces.

It is requested the swept path drawings are submitted to demonstrate that a large car and service vehicle can access, manoeuvre and egress the site safely.

It is also requested that details on the access arrangements is provided, and a waiting area is installed to ensure that waiting vehicles are not parked on Bridge Street.

It is requested that the development installs a Car Club Bay.

It is requested that the Transport Assessment provide details of the proposed level of EV Charge to be provided for each use class and justification should be provided.

MCC Core Standards states that the following EV Charge Point standards:

20% of parking associated with the residential dwelling should be EV charge.

1 space per 1000m² of commercial space should be provided for the commercial aspects of the site.

Both use classes will require EV Charge of 7kW.

It should also be ensured that ducting infrastructure is installed to allow future EVC installation. There should also be a commitment to monitoring usage within the Travel Plan and increasing the provision when necessary.

Up to 600 cycle parking spaces are proposed onsite. The cycle parking should be safe and secure. It is requested that the applicant review MCC Core Strategy Parking Standards and that the cycle parking spaces for each use is detailed, and justification is provided.

Details of cycle parking facilities for the proposed development (e.g. number of spaces, location and type) should be provided and shown on plan.

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.

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.

Vehicle access to the basement car park will be in place off Bridge Street. Pedestrian access will be in place from Bridge Street and St. Mary's parsonage.

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.

It should be ensured that the proposed access meets design standards and can accommodate HGV movements where necessary. Dropped kerbs and tactile paving should also be installed at the crossing point.

It is requested that the Transport Assessment demonstrate that the appropriate stopping sight distance can be achieved from the access point/s.

Appropriate mitigation should be identified to accommodate any increased pedestrian and cyclist movements. Any appropriate mitigation should be identified in conjunction with TfGM UTC and MCC Highways.

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. Mitigation measures should be considered where appropriate.

A review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development is required to determine if any changes are required to ensure potential overflow car parking from the development does not impact highway operation/safety.

Waste Management details should be provided for the development site within the submitted Transport Assessment. The information should include the number of collections and location of collection points.

Swept path analysis should be provided of a 11.5m refuse vehicles within the development site. The swept path should demonstrate that the refuse vehicle can enter and exit in forward gear and manoeuvre around the site safely. If the development site proposes private waste collection then it is requested that details of this are provided.

It is requested that servicing is undertaken outside of the network AM and PM peak periods. It is also requested that a Service Management Strategy is in place.

Swept path analysis should be provided for the largest expected service/delivery vehicle within the development boundary. The number of deliveries and location of the delivery points should also be provided.

It is requested that a service management strategy is submitted as part of the planning application.

The existing lay-by on Bridge Street should be retained for drop-off and waste collection. The loading bay should be increased in length to 15m so it could be used on a limited basis by the adjacent Reedham House development. It has been made clear that a management plan would be key in managing the lay by and waste/service arrangements.

Consideration should be given to rebalancing Bridge Street outside of the development. TfGM have previously raised the possibility of removing an eastbound lane along the Bridge Street frontage and reconfiguring the signalised junction so that the staggered crossing was removed.

All public realm designs and materials are agreed with MCC's Capital Programmes and Property team prior to site works beginning. The MCC Flood Risk Management and Street Lighting teams will need to be consulted to discuss lighting and drainage associated with the site public realm.

Typically, we require £38.72 for every year of life for the tree. We normally charge £3,500 per tree in total which would put the average life of a tree at 90 years. That's normally done due to the ambiguity regarding the lifespan of a tree, mainly associated with the maintenance.

Commuted sums are required for any non-standard materials (and street trees) used on the adopted highway.

It is proposed that the public realm will provide biodiversity and areas of green space. The River Walk along the northern boundary of the site will provide connectivity to Trinity Street. Albert Bridge Square will wraparound Building A and Trinity Square connection will be in place and wrap around building B.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

For any projects that require a S278 and/or S38 highway agreement a Stage 1 Road Safety Audit (RSA 1) is requested to inform the preliminary design at the pre-planning stage - prior to planning approval being granted. This ensures that any underlying highway safety issues have been identified and mitigation is proposed accordingly. The scope and study area of the RSA1 will be agreed on a site-by-site basis however, as a minimum, it is expected to include the following:

5 years of accident history

Audit of key pedestrian routes (crossing points, footway widths, condition etc.)

Audit of key cycling routes (ASLs, cycle lanes etc.)

Highway layout including, but not limited to (visibility assessments, speed limits, TROs, traffic calming etc.)

A copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

GMP will be consulted and it is envisaged that they will comment in relation to proposals from a hostile vehicle mitigation perspective.

The EIA scoping note confirms that the anticipated HGV flows associated with construction will be controlled through the implementation of a Construction Environmental Management Plan. The CEMP should detail any impacts on the highway e.g. the phasing and quantification / classification of vehicular activity associated with planned construction, evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway, site hours, details of contractor parking, wheel wash facilities etc. Dilapidation surveys are requested, this should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Dilapidation surveys are requested, this should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

This is to protect MCC and the contractors to verify (prior to construction) the condition of the carriageway.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via

Contact Manchester (Tel. 0161 234 5004) Email : highwaylicences@manchester.gov.uk

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk. The document should also consider contractor parking and ongoing construction works in the locality. It is recommended that the above is conditioned and attached to any planning permission that may be granted.

A Framework Travel Plan will be implemented, with measures to encourage the use of active travel and public transport, and discourage car travel, particularly single-occupancy trips.

Following occupation of the site an initial survey will be undertaken to understand travel choices, after which modal shift targets will be established.

The submission of a Travel Plan will be required with the submission, the implementation of which will be attached to any future approval at the site.

Waste and resources

The Scoping Report concludes that there would be no adverse impacts from waste. I confirm that waste and resources can be scoped out of the ES provided the planning application is supported by an appropriate report which supports these conclusions.

Water environment

The following details must be covered appropriately within the document including mitigation for water environment note to be included in the EIA.

the proposed development site is situated partially within Flood Zone 2 and 3 in proximity of the River Irwell.

As detailed under the association Planning Practice (PPG) development in areas is considered to be at greater risk of flooding. Whilst section 4.38 confirms that the development which could adversely impact upon the function flood plain of the River Irk will be avoided. However, we consider factoring spatial limitations of the development (densely populated urban environment) that challenge may still exist to sufficiently addressing flood risk more widely. We consider challenge may exist to ensuring that no adverse increase in flood risk will occur elsewhere (off-site) in accordance with paragraph 167 of the National Planning Policy Framework.

We note that no reference is currently made as to how the standalone FRA will factor the impact of climate change. The assessment, mitigation measures and retention of flood plain storage must be based on a minimum of the design event 1% AEP including appropriate allowance for climate change as set out in the latest NPPF PPG guidance.

We also note that under section 5.2.16 that it is stated that consideration will be given to discharging surface water at an unrestricted rate to the River Irk – we would question how this aligns to relevant PPG for the management of water

Once further details of development quantum are known, that early and advance consideration is given as to how the matter of flood risk can be appropriately managed

as part of the proposed development and whether it's sighting is appropriate (Sequential Test, paragraph 162).

Noting wider environmental topics subject to EIA, consideration to be given as to whether potential exists for integration of nature-based solutions rather than the current indicated intention to 'hard-engineered' solutions which do not offer multi-functional benefits e.g. carbon sequestration, increased biodiversity.

As this is a major development, it should be screened by our asset register and you should contact floodriskmanagement@manchester.gov.uk

Surface water management needs to follow the drainage hierarchy:

- Infiltration into ground
- Connection to the watercourse
- Connection to surface water sewer and as a last resort;
- Connection to the combined sewer.

SuDS should be designed to control surface water as close to its source as possible. Well-designed sustainable drainage systems also provide opportunities to:

- reduce the causes and impacts of flooding,
- remove pollutants from urban run-off at source,
- combine water management with green space with benefits for amenity, recreation and wildlife.

The Council is encouraging use of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaptation to climate change in heavily urbanised area. New Green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.

The use of SuDS should also help achieve the sustainability objectives of the PPF.

Surface water should be managed to ensure there is no increased surface water from the proposed development and runoff from extreme events should be retained within the site such that the adjacent third party land is not affected.

Hydraulic calculations and drawings to support the design need to be provided along with proposed standards of operation and maintenance.

Summary

I agree that some of the matters you have identified to be scoped out of the ES are appropriate.

The planning application must be supported by appropriate documentation, including any mitigation, to minimise any effects as a result of the Proposed Development from the matters capable of being scoped out. The City Council reserves the right to re-consider this position following a more detailed consideration of the reports which will accompany the planning application.

ENVIRONMENTAL STATEMENT CHAPTERS - SPECIFIC COMMENTS ON THE TECHNICAL CONTENTS

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

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

- Noise and Vibration;
- Townscape and Visual;
- Daylight, sunlight, overshadowing and solar glare;
- Wind microclimate;
- Socio economic and Human Health; and
- Climate Change.

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

General Comments

For planning purposes, the development site is located in Manchester City Centre adjacent to significant regeneration areas.

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.

Noise and Vibration

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

The City Council, as Local Planning Authority, recommends that the ES must take account of the following additional matters with reference to impacts on Noise and Vibration.

- a. It has been confirmed that plant and mechanical equipment will be selected to not exceed 5dB below the LA90. Under the assessment, receptors will need to include existing commercial, office and residential receptors, committed development receptors and the proposed occupiers of the building. Emergency generators and sub stations will also require assessment.
- b. Noise breakout from the proposed commercial units has been considered. The assessment will need to reflect the criteria in MCC guidance for development document. It has been stated that the landlord will specify tenant controls in the lease agreement. The details of the noise limits at the receptors, internal noise limits and mitigation measures will need to be recommended before occupation and validation will be required to confirm compliance. Receptors will need to include existing commercial and residential properties and the occupiers of the proposed site. Acknowledgement that there will be consideration to restrictions in the low frequency 63Hz and 125Hz frequency bands has been included. These restrictions will need to reflect our criteria.

- c. c. There will be a requirement for the noise assessment to include residential property insulation assessment and recommendations in order to comply with MCC criteria. Assessment shall consider sources of noise from surrounding roads, plant /equipment, nearby entertainment venues and noise from the proposed ground floor commercial units. There may be other sources of noise which will need to be included. Details of the ventilation will need to be provided and assessment to confirm when in full operation the equipment will not exceed the internal noise criteria. Assessment of any façade penetrations for building services such as ventilation will be required and any necessary acoustic insulation of these areas. This site will also require an AVO overheating assessment.
- d. Section 6.23 refers to delivery times to commercial premises of 07:00 to 2300. Restrictions for hours for collections, deliveries and servicing and the hours would be 07:30 to 20:00 Mon to Sat and 10:00 to 18:00 on Sunday and Bank Holidays;
- e. In external areas there would be no approval of speakers or music of any kind in these areas.
- f. Brief details of the baseline assessment have been included within the scoping report but full details would be required.

Townscape and Visual Impact

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

Daylight, sunlight, overshadowing and solar glare

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

Wind microclimate

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

Socio economic and Human Health

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

Climate Change

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

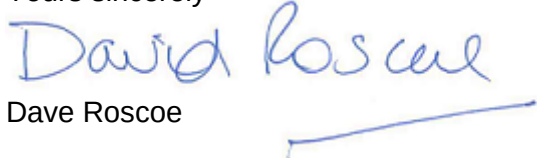
FURTHER INFORMATION

The City Council, as Local Planning Authority, has undertaken a thorough consideration of the information contained within your Scoping Report together with providing comments from relevant statutory consultees. The issuing of this Scoping Opinion does not preclude the City Council, as Local Planning Authority, from

requesting further information at a later stage as the development proposals evolve or whilst a future planning application is being formally considered.

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

Yours sincerely

A handwritten signature in blue ink that reads "Dave Roscoe". The signature is written in a cursive style. Below the signature is a horizontal line, also in blue ink, which is slightly wavy and extends to the right.

Deputy Director of Planning

Fw: EIA Scoping Request - Albert Bridge House

[REDACTED]

From: [REDACTED]
Sent: 24 October 2022 11:31
To: Planning <Planning@manchester.gov.uk>
Subject: RE: EIA Scoping Request - Albert Bridge House

Hi Jen,

Thank you for consulting Manchester Airport's Aerodrome Safeguarding authority on the proposed Albert Bridge House development.

This site lies within Manchester Airport's safeguarded area and consideration should therefore be made to whether development within the area causes: a physical obstacle to aircraft; an attraction to significant numbers of species of birds that would increase the risk of a birdstrike; light or reflection that might present a visual hazard; interference with radar and other air navigation and communication systems and whether the construction process will present any hazard to aircraft safety.

When considering the type, scale and design of any development within the Albert Bridge House area, we therefore recommend that consideration of the relevant aerodrome safeguarding criteria, consultation procedures with ourselves and NATS, and any potential impacts on aircraft safety are addressed. This will principally relate to the height of buildings at this location and whether there is any potential interference to RADAR operations. We note that the developer intends to include an aviation safety document with the planning application; we endorse the value of promoting early engagement with stakeholders and would therefore welcome any pre-application consultation to discuss the implications of proposals as they take shape.

Kind Regards,

Diane

Diane Jackson
Group Aerodrome Safeguarding Officer
[Stansted Airport](#) | [East Midlands Airport](#) | [Manchester Airport](#)

Advance notice of leave: 14 October returning to work 17 October

MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX

m: [REDACTED]
e: [REDACTED]

www.magairports.com



From: Planning <Planning@manchester.gov.uk>
Sent: 03 October 2022 15:58
To: Jennifer Atkinson [REDACTED]
Subject: EIA Scoping Request - Albert Bridge House

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the "EIA" Regulations) - Request for Scoping Opinion

Albert Bridge House

Under Part 4, Regulation 15 of the above regulations, I am informing you of a request made to Manchester City Council for a Scoping Opinion regarding the above development. A copy of the developer's Scoping request is available via the following download, which sets out what they believe the scope of the Environmental Impact Assessment (EIA) should be: <https://we.tl/t-fsOozesxuF>

The purpose of the request is to enable the City Council to make clear to the developer what it considers the main effects of the proposed development are likely to be and therefore the topics on which the proposed EIA should focus.

I am required, under the Regulations, to remind you of your obligation to make available, if requested, any relevant information in your possession. However, you are only required to provide information that is in your possession and there is no obligation to undertake research or otherwise to take steps to obtain information that you do not already have.

The City Council has five weeks from the date of the request to provide a formal Scoping Opinion. If you wish to make any comments to aid the Council in the formulation of a Scoping Opinion, please can you respond to [REDACTED] no later than 24 October 2022.

Kind regards
Anthony Moore
Team Lead
Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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RE: EIA Scoping Request - Albert Bridge House

National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>

Tue 04/10/2022 11:22

To: Planning <Planning@manchester.gov.uk>

Cc: Jennifer Atkinson [REDACTED]

You don't often get email from nationalplanning.function@canalrivertrust.org.uk. [Learn why this is important](#)

Good morning,

The Canal & River Trust is a statutory consultee under the Town and Country Planning (Development Management Procedure) (England) Order 2015. The current notified area is for household and minor scale development and a notified area for major development. The 2011 issue introduced a notified area for household and minor scale development and a notified area for major development.

This application falls outside the notified area for its application scale. We are therefore returning this application to you as there is no requirement for you to consult us in our capacity as a statutory consultee.

We are happy to comment on particular applications that fall outside the notified areas if you would like the Canal & River Trust's comments in specific cases, but this would be on a case-by-case basis.

Should you have a query in relation to consultation or notification of the Canal & River Trust on planning applications, please email us at planning@canalrivertrust.org.uk

Regards,

Sarah Steele

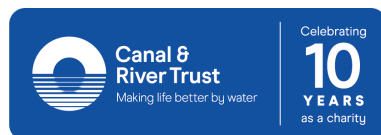
Planning and Data Support Technician

My working days are Monday, Tuesday and Friday

E [REDACTED]

Canal & River Trust

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire, DE13 6QB

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Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

Cadw mewn cysylltiadCofrestrwch i dderbyn e-gylchlythyr Glandŵr Cymru <https://canalrivertrust.org.uk/newsletter>Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>Dilynwch ni ar <https://twitter.com/canalrivertrust> ac <https://www.instagram.com/canalrivertrust>

Mae'r e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŵr Cymru.

Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

Manchester City Council
Town Hall Albert Square
Manchester
Lancashire
M2 5DB

Our ref: SO/2022/122539/01-L01
Your ref: OVAZ3000
Date: 31 October 2022

FAO: Jennifer Atkinson

Dear Jennifer

**ENVIRONMENTAL IMPACT ASSESSMENT (EIA), ENVIRONMENT AGENCY (EA)
SCOPING OPINION REQUEST - ALBERT BRIDGE HOUSE, MIXED-USE
RESIDENTIAL, COMMERCIAL AND BUSINESS DEVELOPMENT**

MANCHESTER, M60 9AF

Thank you for requesting an EIA scoping opinion from the EA, in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the "EIA" Regulations), for the above development proposal.

Initial referral for this scoping opinion request was received by the EA on the 3rd October 2022.

To inform our EIA scoping opinion below, we have undertaken a review, with regard to matters within our organisational remit and focus, of the following 'scoping report' reporting supplied by the Local Planning Authority ((LPA):

- Environmental Impact Assessment (EIA) Scoping Report – Albert Bridge House, Manchester. Prepared by Turley. Dated September 2022.

Environment Agency Scoping Opinion – Albert Bridge House

As detailed within the scoping report, we acknowledge that whilst final details/quantum of the proposed development remains currently unknown that is considered by the planning that sufficient information currently exists to enable determination of EIA requirement. We do not seek to dispute this determination. However, we note that this limitation of details may create challenge to determining the significance of certain environmental topics.

Further to the above, we note the determination reached by the planning agent within section 1.12 of the scoping report that that the proposed development is anticipated to exceed the threshold criteria Section 2, Paragraph 10(b) of the EIA Regulations and therefore, the development will likely be required to be supported by an Environmental Statement (ES). In accordance with this, we acknowledge the planning agent has given consideration to the contents of any subsequent ES deemed necessary.

Provided the proposed development continues to exceed relevant threshold criteria set out within EIA regulations, we support the preparation of an ES as an appropriate course of action / LPA determination. In accordance with the intended purpose of the EIA regulations, the preparation of an ES should enable early assessment and consideration of key environmental risks associated with the development proposal

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

thereby, enabling successful determination of any subsequent planning application made in association.

From the subsequent sections of the scoping report, for matters within the environmental remit/focus of the EA, we note that planning agent considers that the following topic areas are not deemed to 'significant' and therefore possible to 'scoped out' of any subsequent ES produced:

- Ground Conditions and Contamination
- Water Environment
- Waste and Resources

In association with the above planning agent consideration, we note the details provided under Table 2.2 of the scoping reporting that there is an intention to provide, as standalone reporting to the ES the following:

- Flood Risk Assessment (FRA) and Drainage Strategy (DS)
- Phase 1 Ground Investigation (GI) Report

Whilst we welcome the intention to produce standalone reporting addressing the topics of 'Ground Conditions and Contamination' and 'Water Environment', we would query, factoring known environmental constraints and given the intention of EIA (noted above) to enable early assessment/consideration, whether the determination to 'scope out' these environmental topics from any subsequent ES produced is appropriate.

Please see detailed below, further commentary explaining our reasoning for this determination.

'Water Environment' Scoping Commentary

With regards to the topic of 'Water Environment', in particular the matter of flood risk, we note that the proposed development site is situated partially within Flood Zone 2 and 3 in proximity of the River Irwell.

As detailed under the association Planning Practice (PPG) development in areas is considered to be at greater risk of flooding. Whilst section 4.38 confirms that the development which could adversely impact upon the function flood plain of the River Irk will be avoided. However, we consider factoring spatial limitations of the development (densely populated urban environment) that challenge may still exist to sufficiently addressing flood risk more widely. We consider challenge may exist to ensuring that no adverse increase in flood risk will occur elsewhere (off-site) in accordance with paragraph 167 of the National Planning Policy Framework.

We note that no reference is currently made as to how the standalone FRA will factor the impact of climate change. The assessment, mitigation measures and retention of flood plain storage must be based on a minimum of the design event 1% AEP including appropriate allowance for climate change as set out in the latest NPPF PPG guidance.

We also note that under section 5.2.16 that it is stated that consideration will be given to discharging surface water at an unrestricted rate to the River Irk – we would question how this aligns to relevant PPG for the management of water and advise further commentary is sought from the Lead Local Flood Authority (LLFA) on this matter as the lead authority for surface water discharge.

In any instance (ES inclusion or otherwise) we would advocate, once further details of development quantum are known, that early and advance consideration is given by the developer as to how the matter of flood risk can be appropriately managed as part of the proposed development and whether it's sighting is appropriate (Sequential Test, paragraph 162).

We would advocate, noting wider environmental topics subject to EIA, consideration to be given as to whether potential exists for integration of nature-based solutions rather than the current indicated intention to 'hard-engineered' solutions which do not offer multi-functional benefits e.g. carbon sequestration, increased biodiversity.

Ground Conditions and Contamination Scoping Commentary

Whilst we acknowledge the intention to provide Phase I GI reporting as part of subsequent planning application, we would question whether in further advance consideration should be given towards the topic of land contamination (as part of any subsequent ES produced).

Whilst we welcome, further to the preparation of a Phase I GI the noted intention to develop a Construction Environmental Management Plan (CEMP), to ensure risk to potential receptors is controlled and/or mitigated against during construction, we consider that topic of land contamination could pose a significant challenge and/or risk for the development proposal progression.

As noted within the scoping report, then proposed development is situated in proximity/adjacent to the River Irk, a sensitive receptor and Water Framework Directive (WFD) resource. The site is also situated above Principal Aquifer (Chester Sandstone Formation). Managing risk to controlled water resources can be difficult to achieve whereby potential for interaction with sensitive controlled water resources is significant.

The proposed development site is known to be the former the location of a gas works (Manchester Gasworks Reserve Station No. 1). Such works/sites are known to, traditionally, have associated with them a 'high risk' of adverse historic contamination being present. The development site is also noted to be situated adjacent to other areas known to be subject to historic industrial land uses which could also adversely impacted upon the development site.

In association with the above, we note from section 4.15 of the scoping report the following statement '*in conjunction with/and our following ground investigation work(s) and remedial activities, foundations and the top layer of hard standing will be stripped and removed*'. We would strongly recommend and advocate that the undertaking of such works is limited prior to effective characterisation of underlying site conditions being achieved and a suitable remedial strategy being development. We would consider these to be 'commencement of development' activities which should be controlled.

Removal of foundations and existing impermeable hard standing with prior understanding of conditions could (unless appropriately controlled) result in the mobilisation of any adverse contamination present, creating challenge for any subsequent remedial efforts on-site and or potential for a pollution incident.

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EA Chargeable Planning Advice Service / Detailed Preliminary Engagement

In virtue of the commentary above, we would recommend that preliminary engagement with the EA regarding this development proposal is sought by the applicant/agent. This can be facilitated via our chargeable planning agreement service.

Engagement via this service will provide the opportunity to discuss and gain the EA's views on potential options before formally submitting information as part a planning application. It should also result in a better quality and more environmentally sensitive development.

As part of our charged for service we will provide a dedicated project manager to act as a single point of contact to help resolve any problems. We currently charge £100 per hour, plus VAT. We will provide you with an estimated cost for any further discussions or review of documents. The standard terms of our charged for service are available [here](#).

For more information on this service, including a cost estimate, please contact: SPPlanning.RFH@environment-agency.gov.uk, in the first instance.

--

Please forward a copy of this letter to the agent. Should you have any queries or questions regarding this response, then please do not hesitate to get in contact.

Yours sincerely

Mr Andy Davies
Green Growth Team Project Manager

Direct e-mail [REDACTED]

Albert Bridge House scoping opinion

Graeme Souter <[REDACTED]>

Mon 24/10/2022 11:47

To: Jennifer Atkinson <[REDACTED]>

Jen

I have reviewed the Scoping opinion for the development at Albert Bridge House dated September 2022 and I have the following comments:

Air Quality – scoped out. We will recommend a condition and review the air quality assessment once submitted with the full application and provide comment. The assessment will need to include exposure assessment for the receptors being introduced to the area and include assessment of pollutants NO₂, PM₁₀ and PM_{2.5}. Construction dust assessment and mitigation measures will need to be included, recommendations with regard to EV charge points in line with our MCC guidance for developers document and comment with regard to how the development will comply with the IAQ best practice guidelines. Details of any clean air filters will need to be recommended including specification, location and maintenance requirements

Ground Conditions: Scoped out. We will recommend a condition which will require a preliminary risk assessment submitting with the application in the first instance followed by an intrusive site investigation and remediation strategy where necessary. We will provide comment once the report has been submitted for review with the full application

Noise – scoped in. I have reviewed section 6 of the Scoping opinion and have the following comments.

- a. It has been confirmed that plant and mechanical equipment will be selected to not exceed 5dB below the LA90 which we can accept. Under the assessment, receptors will need to include existing commercial, office and residential receptors, committed development receptors and the proposed occupiers of the building. Emergency generators and sub stations will also require assessment We will review and provide full additional comments on the assessment once submitted with the application
- b. Noise breakout from the proposed commercial units has been considered. The assessment will need to reflect the criteria in our guidance for development document. It has been stated that the landlord will specify tenant controls in the lease agreement. The details of the noise limits at the receptors, internal noise limits and mitigation measures will need to be recommended before occupation and validation will be required to confirm compliance. Receptors will need to include existing commercial and residential properties and the occupiers of the proposed site. Acknowledgement that there will be consideration to restrictions in the low frequency 63Hz and 125Hz frequency bands has been included. These restrictions will need to reflect our criteria. We will review the noise breakout assessment and provide further comment once submitted with the application
- c. There will be a requirement for the noise assessment to include residential property insulation assessment and recommendations in order to comply with our criteria and we will recommend a condition accordingly. Assessment shall consider sources of noise from surrounding roads, plant / equipment, nearby entertainment venues and noise from the proposed ground floor commercial units. There may be other sources of noise which will need to be included. Details of the ventilation will need to be provided and assessment to confirm when in full operation the equipment will not exceed the internal noise criteria. Assessment of any façade penetrations for building services such as ventilation will be required and any necessary acoustic insulation of these areas. This site will also require an AVO overheating assessment We will provide further assessment and additional comment once the assessment has been submitted with the full application
- d. Section 6.23 refers to delivery times to commercial premises of 07:00 to 2300. We will be recommending a condition with regard to restrictions for hours for collections, deliveries and servicing and the hours will be 07:30 to 20:00 Mon to Sat and 10:00 to 18:00 on Sunday and Bank Hol

- e. If there are any external seating areas please note, we will not be looking to approve speakers or music of any kind in these areas. We will also need to agree the capacity and intended use / hours of any external areas and will recommend a condition reflecting this
- f. Brief details of the baseline assessment have been included within the scoping report but we will need to fully assess these with the full noise assessment and we will provide additional comment regarding the assessment where required once it has been submitted for review.

Outside of the above, at this stage it is expected that we will recommend conditions with regard to fume and odour from any kitchen extraction equipment, hours of use for the commercial units and servicing / delivery hours, demolition and construction management plan, Commercial and residential waste. There may be other conditions or other comments additional to the above once the full application has been submitted

Kind regards

Graeme

Graeme Souter
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

Tel: [REDACTED]
Call Centre: [REDACTED]
email: [REDACTED]
website: www.manchester.gov.uk

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The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)
(the “EIA” Regulations) - Request for Scoping Opinion

Albert Bridge House

LLFA Comments 18 October 2022

Flood Risk is proposed to be scoped out of the EIA (para 5.1 - 5.3).

It is acceptable to scope flood risk and drainage out of the EIA, on the basis of the following commitments in the ES:

- **Para 5.4: “standalone technical reports that will be submitted as part of the Application to meet MCC’s validation criteria and wider policy / guidance requirements” including “Flood Risk Assessment and Drainage Strategy”**

The following documents must still be provided in support of the Planning Application:

- **a Flood Risk Assessment (because the site is within Flood Zones 2 & 3).**
- **a Surface Water Drainage Strategy.**

At the time of this review:

- The proposed development is situated within Flood Zone 2 & 3, which should be examined in the flood risk assessment. The Flood Map for Rivers and Sea can be viewed on the Environment Agency’s data platform.
- The site is largely at very low to medium risk of surface water flooding, with an area of high risk in the highway, which should be examined in the drainage strategy and flood risk assessment. The Flood Map for Surface Water can be viewed on the Environment Agency’s data platform.
- The site is within the Conurbation Core Critical Drainage Area.

We recommend that major applications are supported by a Manchester City Council data screen. This is a service that screens our databases of asset registers and historic flood incidents. This £150 service can be arranged on request by contacting floodriskmanagement@manchester.gov.uk

Surface water management needs to follow the drainage hierarchy:

- **Infiltration into ground**
- **Connection to the watercourse**
- **Connection to surface water sewer and as a last resort;**
- **Connection to the combined sewer.**

Our SuDS Guidance for Major Developments is attached to this response.

The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for 'major' planning applications which was introduced on 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS). As per the guidance issued by the Department of Communities and Local Government (DCLG), all 'major' planning applications being determined from 6 April 2015, must consider sustainable drainage systems.

SuDS should be designed to control surface water as close to its source as possible. Well-designed sustainable drainage systems also provide opportunities to:

- reduce the causes and impacts of flooding,
- remove pollutants from urban run-off at source,
- combine water management with green space with benefits for amenity, recreation and wildlife.

The Council is encouraging use of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaptation to climate change in heavily urbanised area. New Green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.

The use of SuDS should also help achieve the sustainability objectives of the National Planning Policy Framework (NPPF).

Surface water should be managed to ensure there is no increased surface water from the proposed development and runoff from extreme events should be retained within the site such that the adjacent third party land is not affected.

Hydraulic calculations and drawings to support the design need to be provided along with proposed standards of operation and maintenance.



University of
Salford
MANCHESTER

Greater Manchester Archaeological Advisory Service
School of Environment & Life Sciences
Room LG 20, Peel Building
University of Salford
Salford
M5 4WX

Jennifer Atkinson
City Centre Team
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester M60 2LA

Date: 5th October 2022

Dear Jennifer

Archaeological Consultation: Albert Bridge House, Manchester – Scoping Opinion

Thank you for consulting GMAAS on an EIA Scoping Opinion and the archaeological considerations associated with the proposed redevelopment of Albert Bridge House.

The applicant has submitted an EIA Scoping Report, prepared by Turley in September 2022, which identifies that the proposed development falls within Schedule 2 (10b) of the EIA Regulations. The Scoping Report includes a section on archaeology (paragraphs 5.33 – 5.60) that summarises the baseline conditions, identifies sites of potential archaeological interest within the development area and presents a strategy to offset the harm of development on those archaeological assets. More detailed information is provided in an archaeological desk-based assessment, prepared by Salford Archaeology, which is included as *Appendix 2* in the Scoping Report. The archaeological interest in the proposal site includes potential remains of late 18th-century buildings, including Albert Mill, elements of the former Manchester Gas Works, a 19th-century police station and blind-back workers' houses.

GMAAS was consulted during the preparation of these documents. It is concluded that the effects of development on the archaeological remains identified are unlikely to be significant and archaeology can be scoped out of the EIA. GMAAS concurs with this conclusion, and considers that the below-ground archaeology has the potential to be of local significance.

GMAAS accept that the archaeology is unlikely to be of national significance, and is satisfied that archaeology can be scoped out of the EIA providing that a programme of intrusive archaeological investigation is carried out in advance of or during the proposed development works. GMAAS will be content to see any such work secured through a negative planning condition attached to consent, and carried out in accordance with an agreed Written Scheme of Investigation.

Yours sincerely



Ian Miller
Heritage Management Director (Archaeology)
Tel: [REDACTED]



GMAAS, The University of Salford, Peel Building
[REDACTED] www.salford.ac.uk email: [REDACTED]



AGMA
ASSOCIATION OF
GREATER MANCHESTER
AUTHORITIES

Albert Bridge House EIA Scoping

Laura Wareing [REDACTED]

Mon 24/10/2022 09:46

To: [REDACTED]

Cc: [REDACTED]

Morning,

Please find below Highways response to Albert Bridge House EIA Scoping.

Context:

The development site will delivery up to 405 dwellings, Food and Drink opportunities and office space. The development will be split between two buildings with areas of public realm. The basement will provide plant space, waste storage and up to 25 car parking spaces.

Response:

MCC Highways would require a full Transport Assessment alongside a Travel Plan, Construction Management Plan and Servicing Strategy.

Transport Assessment Scope:

It is understood that TfGM HFAS (Highway Forecasting and Analytical Services) and UTC (Urban Traffic Control) have been consulted in relation to the EIA scoping and provided comments relating to trip generation, distribution and traffic impact assessment.

The baseline conditions used for the purposed of this EIA varied spending on the timing and dates of existing surveys and data sources. The EIA states that the baseline conditions will mostly be based upon surveys/studies completed or accessed between 2021 – 2022.

Parking:

The Site is currently occupied by Albert Bridge House and two car parks with up to 137 spaces. The MCC operated car park off Bridge Street contains up to 65 spaces while the private car park off St. Mary's Parsonage contains up to 72 spaces, including 7 accessible spaces. The Site is located within Zone 1 of Manchester City Centre's Controlled Parking Zone. The completed Proposed Scheme will have up to 25 car parking spaces in the basement for residents and commercial users.

Vehicle access to the basement car parking area (for the use of residents, visitors and employees) will be off Bridge Street. It is requested that the car parking spaces for each use class is detailed and justification is provided.

Regarding the dimension of these spaces, these should all accord with MCC's standard minimum requirement. It is recommended that standard parking bay dimensions be a minimum of 2.4m x 4.8m and disabled parking bay dimensions a minimum of 3.6m x 6.0m. This should also include a 6-metre aisle width to allow vehicles to safely manoeuvre within the car park with formal demarcation of all spaces.

It is requested the swept path drawings are submitted to demonstrate that a large car and service vehicle can access, manoeuvre and egress the site safely.

It is also requested that details on the access arrangements is provided, and a waiting area is installed to ensure that waiting vehicles are not parked on Bridge Street.

It is requested that the development installs a Car Club Bay.

EV Charging:

It is requested that the Transport Assessment provide details of the proposed level of EV Charge to be provided for each use class and justification should be provided.

MCC Core Standards states that the following EV Charge Point standards:

- 20% of parking associated with the residential dwelling should be EV charge.
- 1 space per 1000m² of commercial space should be provided for the commercial aspects of the site.
- Both use classes will require EV Charge of 7kW.

It should also be ensured that ducting infrastructure is installed to allow future EVC installation. There should also be a commitment to monitoring usage within the Travel Plan and increasing the provision when necessary.

Cycle Parking:

Up to 600 cycle parking spaces are proposed onsite. The cycle parking should be safe and secure. It is requested that the applicant review MCC Core Strategy Parking Standards and that the cycle parking spaces for each use is detailed, and justification is provided.

Details of cycle parking facilities for the proposed development (e.g. number of spaces, location and type) should be provided and shown on plan.

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.

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.

Access:

Vehicle access to the basement car park will be in place off Bridge Street. Pedestrian access will be in place from Bridge Street and St. Mary's parsonage.

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.

It should be ensured that the proposed access meets design standards and can accommodate HGV movements where necessary. Dropped kerbs and tactile paving should also be installed at the crossing point.

It is requested that the Transport Assessment demonstrate that the appropriate stopping sight distance can be achieved from the access point/s.

Mitigation:

The developer should identify appropriate mitigation to accommodate any increased pedestrian and cyclist movements. Any appropriate mitigation should be identified in conjunction with TfGM UTC and MCC who will be happy to work with the developer to agree an approach.

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. Mitigation measures should be considered where appropriate.

TRO Review:

A review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development is required to determine if any changes are required to ensure potential overflow car parking from the development does not impact highway operation/safety.

Waste Collection & Servicing:

Waste Management details should be provided for the development site within the submitted Transport Assessment. The information should include the number of collections and location of collection points.

Swept path analysis should be provided of a 11.5m refuse vehicles within the development site. The swept path should demonstrate that the refuse vehicle can enter and exit in forward gear and manoeuvre around the site safely. If the development site proposes private waste collection then it is requested that details of this are provided.

It is requested that servicing is undertaken outside of the network AM and PM peak periods. It is also requested that a Service Management Strategy is in place.

Swept path analysis should be provided for the largest expected service/delivery vehicle within the development boundary. The number of deliveries and location of the delivery points should also be provided.

It is requested that a service management strategy is submitted as part of the planning application.

MCC Highways have had early discussions with the Transport Consultant on the use of the existing lay-by on Bridge Street. It is proposed that this will be retained for drop-off and waste collection. Highways suggested that the loading bay should be increased in length to 15m so it could be used on a limited basis by the adjacent Reedham House development. It has been made clear that a management plan would be key in managing the lay by and waste/service arrangements.

Highways have also stated that a discussion with TfGM would be beneficial to explore the opportunity for rebalancing Bridge Street outside of the development. TfGM have previously raised the possibility of removing an eastbound lane along the Bridge Street frontage and reconfiguring the signalised junction so that the staggered crossing was removed.

Public Realm:

It is recommended that all public realm designs and materials are agreed with MCC's Capital Programmes and Property team prior to site works beginning. The MCC Flood Risk Management and Street Lighting teams will need to be consulted to discuss lighting and drainage associated with the site public realm.

Typically we require £38.72 for every year of life for the tree. We normally charge £3,500 per tree in total which would put the average life of a tree at 90 years. That's normally done due to the ambiguity regarding the lifespan of a tree, mainly associated with the maintenance.

Commuted sums are required for any non-standard materials (and street trees) used on the adopted highway.

It is proposed that the public realm will provide biodiversity and areas of green space. The River Walk along the northern boundary of the site will provide connectivity to Trinity Street. Albert Bridge Square will wrap around Building A and Trinity Square connection will be in place and wrap around building B.

Materials:

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

Stage One Road Safety Audit:

For any projects that require a S278 and/or S38 highway agreement a Stage 1 Road Safety Audit (RSA 1) is requested to inform the preliminary design at the pre-planning stage - prior to planning approval being granted. This ensures that any underlying highway safety issues have been identified and mitigation is proposed accordingly. The scope and study area of the RSA1 will be agreed on a site by site basis however, as a minimum, it is expected to include the following:

- 5 years of accident history
- Audit of key pedestrian routes (crossing points, footway widths, condition etc.)
- Audit of key cycling routes (ASLs, cycle lanes etc.)
- Highway layout including, but not limited to (visibility assessments, speed limits, TROs, traffic calming etc.)

A copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

Highways Vehicle Mitigation:

GMP will be consulted and it is envisaged that they will comment in relation to proposals from a hostile vehicle mitigation perspective.

Construction Management Plan:

The EIA scoping note confirms that the anticipated HGV flows associated with construction will be controlled through the implementation of a Construction Environmental Management Plan. The CEMP should detail any impacts on the highway e.g. the phasing and quantification / classification of vehicular activity associated with planned construction, evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway, site hours, details of contractor parking, wheel wash facilities etc. Dilapidation surveys are requested, this should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Dilapidation surveys are requested, this should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

This is to protect MCC and the contractors to verify (prior to construction) the condition of the carriageway.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email : highwaylicences@manchester.gov.uk

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

The document should also consider contractor parking and ongoing construction works in the locality. It is recommended that the above is conditioned and attached to any planning permission that may be granted.

Travel Plan:

A Framework Travel Plan will be implemented, with measures to encourage the use of active travel and public transport, and discourage car travel, particularly single-occupancy trips.

Following occupation of the site an initial survey will be undertaken to understand travel choices, after which modal shift targets will be established.

The submission of a Travel Plan will be required with the submission, the implementation of which will be attached to any future approval at the site.

From: Laura Wareing
Sent: 19 October 2022 15:35
To: Anthony Moore <anthony.moore@manchester.gov.uk>; Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Andy Connell <andy.connell@manchester.gov.uk>
Cc: Neil Bayliss-Rowe <neil.bayliss-rowe@manchester.gov.uk>
Subject: RE: Great Northern Scoping Opinion

Perfect, thanks for letting me know.

Laura

Laura Wareing, Assistant Engineer
Highways Development Control
Growth and Neighbourhoods Directorate

Please Note my Working Hours: Mon - Fri 08:00 - 16:00

Email: [REDACTED]

Mobile: [REDACTED]

Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Date: 07 October 2022
Our ref: 408761
Your ref: Albert Bridge House



Jennifer Atkinson
Manchester City Council
[REDACTED]

Consultations
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 900

BY EMAIL ONLY

Dear Jennifer,

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017): Mixed-use Development at Albert Bridge House.

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 03 October 2022, received on 03 October 2022.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

A robust assessment of environmental impacts and opportunities based on relevant and up to date environmental information should be undertaken prior to a decision on whether to grant planning permission. Annex A to this letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for the proposed development.

Further guidance is set out in Planning Practice Guidance on [environmental assessment, natural environment and climate change](#).

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

Please note that Natural England must be consulted on Environmental Statements.

Please send any new consultations or further information on this consultation to consultations@naturalengland.org.uk.

Yours sincerely,

Shannon Bowes
Consultations Team

Annex A – Natural England Advice on EIA Scoping

General Principles

[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:

- A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases
- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen
- 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
- 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
- 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

Further guidance is set out in Planning Practice Guidance on [environmental assessment](#) and [natural environment](#).

Cumulative and in-combination effects

The ES should fully consider the implications of the whole development proposal. This should include an assessment of all supporting infrastructure.

An impact assessment should identify, describe, and evaluate the effects that are likely to result 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):

- a. existing completed projects;
- b. approved but uncompleted projects;
- c. ongoing activities;
- d. plans or projects for which an application has been made and which are under consideration by the consenting authorities; and
- 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.

Environmental data

Natural England is required to make available information it holds where requested to do so. National datasets held by Natural England are available at <http://www.naturalengland.org.uk/publications/data/default.aspx>.

Detailed information on the natural environment is available at www.magic.gov.uk.

Natural England's SSSI Impact Risk Zones are a GIS dataset which can be used to help identify the potential for the development to impact on a SSSI. The dataset and user guidance can be accessed from the [Natural England Open Data Geoportal](#).

Natural England does not hold local information on local sites, local landscape character, priority habitats and species or protected species. Local environmental data should be obtained from the appropriate local bodies. This may include the local environmental records centre, the local wildlife trust, local geo-conservation group or other recording society.

Biodiversity and Geodiversity

General principles

The [National Planning Policy Framework](#) (paragraphs 174-175 and 179-182) sets out how to take account of biodiversity and geodiversity interests in planning decisions. Further guidance is set out in Planning Practice Guidance on the [natural environment](#).

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.

Ecological Impact Assessment (EclA) is the process of identifying, quantifying, and evaluating the potential impacts of defined actions on ecosystems or their components. EclA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal. [Guidelines](#) have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM).

Local planning authorities have a [duty](#) to have regard to conserving biodiversity as part of their decision making. Conserving biodiversity can include habitat restoration or enhancement. Further information is available [here](#).

Designated nature conservation sites

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).

Regionally and Locally Important Sites

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. Contact the relevant local body for further information.

Protected Species

The conservation of species protected under the Wildlife and Countryside Act 1981 and the

Conservation of Habitats and Species Regulations 2017

is explained in Part IV and Annex A of Government Circular 06/2005 [Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System.](#)

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.

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.

Natural England has adopted [standing advice](#) for protected species, which includes guidance on survey and mitigation measures. A separate protected species licence from Natural England or Defra may also be required.

District Level Licensing for Great Crested Newts

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.

Priority Habitats and Species

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.

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](#). Further information is also available [here](#).

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.

The Environmental Statement should include details of:

- Any historical data for the site affected by the proposal (e.g. from previous surveys)
- Additional surveys carried out as part of this proposal
- The habitats and species present
- The status of these habitats and species (e.g. whether priority species or habitat)
- The direct and indirect effects of the development upon those habitats and species
- Full details of any mitigation or compensation measures

- Opportunities for biodiversity net gain or other environmental enhancement

Ancient Woodland, ancient and veteran trees

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.

Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. The [wood pasture and parkland inventory](#) sets out information on wood pasture and parkland.

The [ancient tree inventory](#) provides information on the location of ancient and veteran trees.

Natural England and the Forestry Commission have prepared [standing advice](#) on ancient woodland, ancient and veteran trees.

Biodiversity net gain

Paragraph 174 of the NPPF states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Biodiversity Net Gain is additional to statutory requirements relating to designated nature conservation sites and protected species.

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.

The metric should be used to:

- assess or audit the biodiversity unit value of land within the application area
- calculate the losses and gains in biodiversity unit value resulting from proposed development
- demonstrate that the required percentage biodiversity net gain will be achieved

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.

Opportunities for wider environmental gains should also be considered.

Landscape

Landscape and visual impacts

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.

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. LCA provides a sound basis for guiding, informing, and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character.

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. For National Parks and AONBs, we advise that the assessment also includes effects on the 'special qualities' of the designated landscape, as set out in the statutory management plan for the area. These identify the particular landscape and related characteristics which underpin the natural beauty of the area and its designation status.

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.

To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials. Account should be taken of local design policies, design codes and guides as well as guidance in the [National Design Guide](#) and [National Model Design Code](#). 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.

Heritage Landscapes

The ES should include an assessment of the impacts on any land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific, or historic interest. An up-to-date list is available at www.hmrc.gov.uk/heritage/lbsearch.htm.

Connecting People with nature

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. Rights of Way Improvement Plans (ROWIP) can be used to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

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.

Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate.

Soils and Agricultural Land Quality

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 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. Further guidance is set out in the Natural England [Guide to assessing development proposals on agricultural land](#).

As set out in paragraph 211 of the NPPF, new sites or extensions to sites for peat extraction should not be granted planning permission.

The following issues should be considered and, where appropriate, included as part of the Environmental Statement (ES):

- The degree to which soils would be disturbed or damaged as part of the development
- The extent to which agricultural land would be disturbed or lost as part of this development, including whether any best and most versatile (BMV) agricultural land would be impacted.

This may require a detailed Agricultural Land Classification (ALC) survey if one is not already available. For information on the availability of existing ALC information see www.magic.gov.uk.

- Where an ALC and soil survey of the land is required, this should normally be at a detailed level, e.g. one auger boring per hectare, (or more detailed for a small site) supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, i.e. 1.2 metres. The survey data can inform suitable soil handling methods and appropriate reuse of the soil resource where required (e.g. agricultural reinstatement, habitat creation, landscaping, allotments and public open space).
- The ES should set out details of how any adverse impacts on BMV agricultural land can be minimised through site design/masterplan.
- The ES should set out details of how any adverse impacts on soils can be avoided or minimised and demonstrate how soils will be sustainably used and managed, including consideration in site design and master planning, and areas for green infrastructure or biodiversity net gain. The aim will be to minimise soil handling and maximise the sustainable use and management of the available soil to achieve successful after-uses and minimise off-site impacts.

Further information is available in the [Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites](#) and The British Society of Soil Science Guidance Note [Benefitting from Soil Management in Development and Construction](#).

Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue. For example, approximately 85% of protected nature conservation sites are currently in exceedance of nitrogen levels where harm is expected (critical load) and approximately 87% of sites exceed the level of ammonia where harm is expected for lower plants (critical level of 1µg) ^[1]. A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The Government's Clean Air Strategy also has a number of targets to reduce emissions including to reduce damaging deposition of reactive forms of nitrogen by 17% over England's protected priority sensitive habitats by 2030, to reduce emissions of ammonia against the 2005 baseline by 16% by 2030 and to reduce emissions of NO_x and SO₂ against a 2005 baseline of 73% and 88% respectively by 2030. Shared Nitrogen Action Plans (SNAPs) have also been identified as a tool to reduce environmental damage from air pollution.

^[1] [Report: Trends Report 2020: Trends in critical load and critical level exceedances in the UK - Defra, UK](#)

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. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (www.apis.ac.uk).

Information on air pollution modelling, screening and assessment can be found on the following websites:

- SCAIL Combustion and SCAIL Agriculture - <http://www.scail.ceh.ac.uk/>
- Ammonia assessment for agricultural development <https://www.gov.uk/guidance/intensive-farming-risk-assessment-for-your-environmental-permit>
- Environment Agency Screening Tool for industrial emissions <https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit>
- Defra Local Air Quality Management Area Tool (Industrial Emission Screening Tool) – England <http://www.airqualityengland.co.uk/laqm>

Water Quality

The planning system plays a key role in determining the location of developments which may give rise to water pollution, and hence planning decisions can have a significant impact on water quality, and land. The assessment should take account of the risks of water pollution and how these can be managed or reduced. A number of water dependent protected nature conservation sites have been identified as failing condition due to elevated nutrient levels and nutrient neutrality is consequently required to enable development to proceed without causing further damage to these sites. 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. Further information can be obtained from the Local Planning Authority.

Climate Change

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.

Further information is available from the [Committee on Climate Change's \(CCC\) Independent Assessment of UK Climate Risk](#), the [National Adaptation Programme \(NAP\)](#), the [Climate Change Impacts Report Cards](#) (biodiversity, infrastructure, water etc.) and the [UKCP18 climate projections](#).

The Natural England and RSPB [Climate Change Adaptation Manual](#) (2020) provides extensive information on climate change impacts and adaptation for the natural environment and adaptation focussed nature-based solutions for people. It includes the Landscape Scale Climate Change Assessment Method that can help assess impacts and vulnerabilities on natural environment features and identify adaptation actions. Natural England's [Nature Networks Evidence Handbook](#) (2020) also provides extensive information on planning and delivering nature networks for people and biodiversity.

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. Natural England's [Carbon Storage and Sequestration by Habitat report](#) (2021) and the British Ecological Society's [nature-based solutions report](#) (2021) provide further information.

Contribution to local environmental initiatives and priorities

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 including landscape strategies, green infrastructure strategies, tree and woodland strategies, biodiversity strategies or biodiversity opportunity areas.

FW: EIA Scoping Request - Albert Bridge House

Design For Security [REDACTED]

Wed 05/10/2022 14:09

To: Jennifer Atkinson [REDACTED]

You don't often get email from info@designforsecurity.org. [Learn why this is important](#)

Good Afternoon,

DfS are being consulted and will provide and a response from GMP with a Crime Impact Statement in due course.

Kind Regards

Sean Bastow Bsc Hons

Designing Out Crime Officer (DOCO)
Assistant Design For Security Consultant

for and on behalf of Greater Manchester Police| Crime Prevention Team
design**for**security | prevent**and**secure

Office Address: 4th Floor, Greater Manchester Police Force Headquarters, Northampton Road, Central Park, Manchester, M40 5BP

Postal Address: Design for Security, Greater Manchester Police, Openshaw Complex, Lawton Street, Openshaw, Manchester, M11 2NS

[REDACTED]
I  MCR

COVID-19

To reassure our customers and colleagues, we remain able to offer our full range of services - Crime Impact Statements, Secured by Design, Planning and Design Advice, and assisting Police colleagues. Please continue to contact the team via the usual channels - email, telephone or website.

From: Planning <[REDACTED]>
Sent: 03 October 2022 15:58
To: Jennifer Atkinson [REDACTED] >
Subject: EIA Scoping Request - Albert Bridge House

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the "EIA" Regulations) - Request for Scoping Opinion

Albert Bridge House

Under Part 4, Regulation 15 of the above regulations, I am informing you of a request made to Manchester City Council for a Scoping Opinion regarding the above development. A copy of the developer's Scoping request is available via the following download, which sets out what they believe the scope of the Environmental Impact Assessment (EIA) should be: <https://we.tl/t-fsOozesxuF>

The purpose of the request is to enable the City Council to make clear to the developer what it considers the main effects of the proposed development are likely to be and therefore the topics on which the proposed EIA should focus.

I am required, under the Regulations, to remind you of your obligation to make available,

if requested, any relevant information in your possession. However, you are only required to provide information that is in your possession and there is no obligation to undertake research or otherwise to take steps to obtain information that you do not already have.

The City Council has five weeks from the date of the request to provide a formal Scoping Opinion. If you wish to make any comments to aid the Council in the formulation of a Scoping Opinion, please can you respond to [REDACTED] no later than 24 October 2022.

Kind regards

Anthony Moore

Team Lead

Information, Delivery & Support Team

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

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Thank you for your co-operation.

Lead Local Flood Authority - Manchester City Council

[SuDS Requirements for New Developments](#) [Update 2019](#)

The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for 'major' planning applications which is being introduced from 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS).

Changes were made to the Town and Country Planning Policy and Guidance to give Local Authority Planning Departments the responsibility for ensuring that new developments are drained in a sustainable way, through the planning process, in consultation with the Lead Local Flood Authorities. As per the guidance issued by the Department of Communities and Local Government (DCLG), all 'major' planning applications being determined from 6 April 2015, must consider sustainable drainage systems.

Decisions about the suitability of sustainable drainage provision are made by the Local Planning Authority. However, under the new consultation arrangements Manchester City Council, in its role as Lead Local Flood Authority, is a statutory consultee for all major applications with regards to sustainable drainage. All 'major' planning applications submitted from 15 April 2015 are required to include a Surface Water Drainage Statement.

Developers submitting the planning application to Manchester City Council are advised to:

- Assess the suitability of sustainable drainage systems in accordance with: paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance (PPG) for Flood Risk and Coastal Change.
- Design sustainable drainage systems in line with national Non-Statutory Technical Standards for SuDS: <https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards> and local policies DM1, EN08, EN14 and EN17 of the Core Strategy.
- Implement strategy that supports surface water runoff control as near to its source as possible through a sustainable drainage approach to surface water management, preferably through green types of SuDS wherever practicable.
- Maximise use of Green Infrastructure to manage surface water runoff (sustainable drainage systems – SuDS) as feasibility of use of green types of SuDS will be evaluated by LLFA during planning application stage. Even on sites where infiltration is not possible due to the unfavourable soil conditions, utilisation of attenuating types of SuDS should be maximised as part of green infrastructure in order to bring surface water runoff peak and volume reduction but also provide additional environmental and social benefits in line with Policies DM1, EN08, EN14 and EN17 of the Core Strategy. Developers are encouraged to look into CIRIA SuDS Manual 2015 for details of these systems to manage surface water runoff.
- Assess surface water attenuation requirements that offer a reduction in surface water runoff rate in line with the 'Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA, User Guide, Final, dated May 2010'. (Section 3.4.1 Critical Drainage Areas, page 31). Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates.

http://www.manchester.gov.uk/downloads/download/3871/strategic_flood_risk_assessment-manchester_salford_trafford

- Submit hydraulic calculations and drawings to support the design along with proposed standards of operation and maintenance in accordance with paragraph 081 of NPF (PPG).
- It will be essential that the type of sustainable drainage system for a site, along with details of its extent/position, is identified at the design stage of the whole scheme. This information will be required for both outline and full applications so it is clearly demonstrated that the SuDS can be accommodated within the development that is proposed. It will no longer be acceptable to leave the design of SuDS to a later stage to be dealt with by planning conditions.

Applicants are strongly advised to discuss their proposals with relevant planning officers at the pre-application stage to ensure that an acceptable SuDS scheme is submitted.

Minimum requirements for approval

In order to avoid objection, the following three elements of evidence are required:

- Surface Water Management Statement for the site is submitted that is in line with requirement of NPPF PPG Paragraph 079:
 - “New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of green types of sustainable drainage systems as a primary mean of surface water management that could be accompanied by traditional attenuation systems if volumes required. Additionally, and more widely, when considering major development, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015, sustainable drainage systems should be provided unless demonstrated to be inappropriate”.
 - The strategy should be accompanied by at least an outline layout of the proposed drainage systems with space allocation for the proposed attenuation in line with relevant flow reduction requirements.
- Evidence that drainage hierarchy has been applied in line with NPPF PPG Paragraph 080. The aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:
 - into the ground (infiltration);
 - to a surface water body;
 - to a surface water sewer, highway drain, or another drainage system;
 - to a combined sewer.
- Evidence that one viable solution for draining the site is secured and agreed in principle with relevant authority:
 - Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground

investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.

- Where surface water is connected to Main River, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.

- Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent forms can be obtained on the website at:

http://www.manchester.gov.uk/downloads/download/5567/land_drainage_consent_and_guidance.com

Avoiding or discharging drainage condition

- Evidence of consideration of green SuDS solution wherever practicable and viable in line with NPPF PPG Paragraph 051. SuDS should be designed to:
 - reduce the causes and impacts of flooding;
 - remove pollutants from urban run-off at source;
 - combine water management with green space with benefits for amenity, recreation and wildlife wherever practicable.
- For Greenfield site developments, details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. to the Greenfield runoff rates;
- For Brownfield site developments, for all sites located within Conurbation Core Critical Drainage Areas, details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with an aim to reduce to Greenfield runoff rates wherever practicable;
- Where surface water runoff is to be disposed through infiltration, details of surface water attenuation that is adequate for infiltration capacity of the underlying soil is required. This capacity has to be assessed through site investigation carried out in line with Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Half emptying time of proposed attenuation within 24 hours should be achieved.

- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event in any part of a building; The NPPF suggests that ‘for events with a return-period in excess of 30 years, surface flooding of open spaces such as landscaped areas or car parks is acceptable for short periods, but the layout and landscaping of the site should aim to route water away from any vulnerable property, and avoid creating hazards to access and egress routes. No flooding of property should occur as a result of a one in 100 year storm event (including an appropriate allowance for climate change)’.
- Assessment of overland flow routes for extreme events that is diverted away from buildings providing long and cross sections for the proposed drainage system and finished floor levels;
- Evidence that runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonably practical to the Greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Hydraulic calculation of the proposed drainage system;
- Design construction drawings of proposed SuDS elements and flow controls;
- For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required.
- Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.

SuDS Maintenance

Maintenance of SuDS is essential for its proper operation and a clear management and maintenance plan for the lifetime of the development is required as part of the planning application.

In considering a development that includes a sustainable drainage system, Manchester City Council as local planning authority will want to be satisfied that the proposed minimum standards of operation are appropriate and that there are clear arrangements in place for ongoing maintenance. Information sought by Manchester City Council would be no more than necessary, having regard to the nature and scale of the development concerned in line with NPPF Paragraph 081.

In some instances where no clear adoption of the drainage system is proposed, a drainage maintenance condition could be attached to the planning applications. In order to discharge this condition, the following evidence should be provided following *construction*:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Applicants are strongly advised to discuss their proposals with relevant planning officers at the pre-application stage to ensure that an acceptable SuDS scheme is submitted.

Request for Scoping Opinion - Albert Bridge House

Leamey, Helen [REDACTED]

Mon 10/10/2022 12:38

To: Jennifer Atkinson [REDACTED]

You don't often get email from helen.leamey@uuplc.co.uk. [Learn why this is important](#)

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the "EIA" Regulations) - Request for Scoping Opinion - Albert Bridge House

Our Ref: DC/22/3354

Dear Planning team

Thank you for your email, United Utilities has no specific comments to make on the scoping report.

We would however be grateful if you could advise the applicant of the following comments:

According to our records there are significant wastewater assets within the site boundary. The precise location of these assets (and their associated easement strips) will need to be confirmed by the applicant and any future development must not encroach on these assets or the associated maintenance strips.

If the applicant hasn't already done so, they can take advantage of our free pre-development service by visiting our website <https://www.unitedutilities.com/builders-developers/your-development/planning/pre-development-guidance/>

Please feel free to contact me should you have any further queries.

Kind regards



Helen Leamey
Town Planner
Planning, Landscape and Ecology
M: [REDACTED]
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FW: EIA Scoping Request - Albert Bridge House

Westley Robinson [REDACTED]

Wed 12/10/2022 10:39

To: Jennifer Atkinson [REDACTED]

Cc: Mike Cunliffe [REDACTED]

Hi Jen,

No comments from Work and Skills, assuming we will be consulted as usual on Local Labour conditional requirements if progressed to full planning applications(s).

Regards

Westley Robinson
Work and Skills Specialist
Work and Skills Team
Growth and Development Directorate
Manchester City Council
Manchester Town Hall Extension
Manchester
M60 2LA (postal)
M2 5DB (Sat nav)

Mobile: [REDACTED]

Email: [REDACTED]

Twitter: @mccworkskills

For information about support for residents and businesses visit

<https://www.manchester.gov.uk/work><https://www.manchester.gov.uk/business><https://www.letsgetdigitalmanchester.com>

From: Work Skills Admin [REDACTED]**Sent:** 11 October 2022 14:36**To:** Westley Robinson <[REDACTED]> Mike Cunliffe**Subject:** Fw: EIA Scoping Request - Albert Bridge House

Kind Regards

Work and Skills Team
Growth and Development Directorate
Manchester City Council
Town Hall Extension, Albert Square,
Manchester, PO Box 532,
M60 2LA

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For the latest support and information about the coronavirus visit
<https://secure.manchester.gov.uk/info/500361/coronavirus>

Direct Number - [REDACTED]
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Email: [REDACTED]
Web: <http://www.manchester.gov.uk>

Work Skills Admin has shared a OneDrive for Business file with you. To view it, click the link below.

 [OVAZ3000 Albert Bridge House - EIA Scoping Report Compiled.pdf](#)

From: Planning [REDACTED]
Sent: 03 October 2022 15:00
To: Jennifer Atkinson <[REDACTED]>
Subject: EIA Scoping Request - Albert Bridge House

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the "EIA" Regulations) - Request for Scoping Opinion

Albert Bridge House

Under Part 4, Regulation 15 of the above regulations, I am informing you of a request made to Manchester City Council for a Scoping Opinion regarding the above development. A copy of the developer's Scoping request is attached, which sets out what they believe the scope of the Environmental Impact Assessment (EIA) should be.

The purpose of the request is to enable the City Council to make clear to the developer what it considers the main effects of the proposed development are likely to be and therefore the topics on which the proposed EIA should focus.

I am required, under the Regulations, to remind you of your obligation to make available, if requested, any relevant information in your possession. However, you are only required to provide information that is in your possession and there is no obligation to undertake research or otherwise to take steps to obtain information that you do not already have.

The City Council has five weeks from the date of the request to provide a formal Scoping Opinion. If you wish to make any comments to aid the Council in the formulation of a Scoping Opinion, please can you respond to [REDACTED] no later than 24 October 2022.

Kind regards
Anthony Moore
Team Lead
Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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