



**MANCHESTER
CITY COUNCIL**

Julie Roscoe

Director of Planning, Building
Control and Licensing

PO Box 532
Town Hall
Manchester M60 2LA

Ms Jennifer Chatfield
Deloitte

Contact: Miss Jennifer Atkinson

Tel: 0

Fax: 0

Email:

2 August 2022

Our reference: JA/DMN

Dear Ms Chatfield

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

SCOPING REQUEST UNDER PART 4 REGULATION 15(1)

'NOMA 2 & 3 ANGEL SQUARE' ("THE PROPOSED DEVELOPMENT")

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

Thank you for your request dated 21 June 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 '*NOMA 2 & 3 Angel Square, Manchester Environmental Impact Assessment (EIA) Screening and Scoping Report*' prepared by yourselves, on behalf of the Applicant, NOMA (GP) 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 21 June 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

- Construction Programme and Methodology
- Daylight, Sunlight and Overshadowing; and
- Wind Microclimate

Scoped out

- Archaeology;
- Agricultural Circumstances;
- Air Quality;
- Aviation;
- Climate Change;
- Ecology and Nature Conservation;
- Water Resources;
- Ground Conditions;
- Human Health;

- Socio-economics;
- Transport;
- TV Reception;
- Light Spillage and Solar Glare;
- Noise and Vibration;
- Heritage and Visual Impact

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 Arborist;
- 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 is approximately 0.85 hectares and comprises plots M and N of the NOMA Strategic Regeneration Framework Update 2020. The site is bounded by Rochdale Road/Angel Street to the north and Miller Street to the south. To the east of the development site is Angel Mews which provides a north/south pedestrian link and public space between the development site and Angel Gardens. The Co-operative Group Headquarters '1 Angel Square' is located to the west beyond Angel Square.

The development site has historically been used as a surface car park and comprises hardstanding together with shrubbery and trees. A temporary marketing suite currently occupies a portion of the site to the south adjacent to Miller Street. There are significant level changes across the development site with the lowest part in the west portion rising to the north and east towards Angel Street. The Site is currently accessed from Angel Street to the north and also from the south of Angel Mews off Miller Street.

Manchester Victoria Station is the nearest train station and is located a short walking distance from the site. The station predominantly provides local and regional mainline services to the north of England.

SENSITIVE RECEPTORS

The majority of the development site is located within the Greater Manchester Combined Air Quality Management Area (AQMA). The site has no formal designation in respect of ecology or biodiversity. The development site is located in flood zone 1 and is also situated within the Manchester, Salford and Trafford Critical Drainage Area (CDA).

The development site is not located within a Conservation Area and the site does not contain any listed buildings. There are 12 Grade II and II* listed buildings in 300 metres of the development site. These are as follows: New Century House and Hall, (Grade II), Cooperative Wholesale Society, Corporation Street (Grade II), CIS Tower, (Grade II), Smithfield Market Hall (Grade II), Redfern Building (Grade II), Holyoake House (Grade II), 29 Swan Street (Grade II), Former Midland Bank (Grade II), Crown and Kettle (Grade II), Daily Express Building (Grade II*) and Derros Building (Grade II).

The Shudehill, Cathedral, Smithfields and Ancoats conservation areas are all within 300 metres 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 erection of two commercial office buildings of up to 60,000 sq. m (GIA) of floorspace within 13 and 14 storeys

respectively together with associated public realm, car parking, cycling facilities and associated highway and access measures.

The development may be phased or the two building delivered concurrently.

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 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 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 table 4.5 of your Scoping Report 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.

Archaeology

The Scoping Report highlights that there are potential below ground remains which are likely to survive and would therefore be impacted upon as a result of the development and an assessment would be prepared to record and understand this. Works to survey the below ground archaeology have previously been undertaken as part of earlier planning permission, however, there remains a requirement to maintain a watching brief to confirm the presence of the water management system of Arkwrights Mil. Provided the assessment measures and watching brief are put in place, there would be no likely significant effects on archaeology and therefore can be scoped out of the EIA.

Agricultural Circumstances

The Scoping Report states that as this is a brownfield site there would be no impact on agriculture and therefore this can be scoped out of the EIA.

Air Quality

The Scoping Report states that the proposal would replace a surface level car park with built development that promotes alternative travel choices and low levels of car parking. This would have a negligible impact on local air quality conditions. There are likely to be dust and emissions during the construction of the development which will require mitigation but the effects would be temporary and of no more than local significance. There would be no likely significant effects air quality and therefore can be scoped out of the EIA.

Aviation

The Scoping Report confirms that the scale of the development would not impact on aviation radar equipment or poses a conflict risk. There would be no likely significant effects aviation and therefore can be scoped out of the EIA.

Climate Change

The Scoping Report confirms that the scale of the development would not be vulnerable to the effects of climate change and would minimise its effect of climate change through its structural and thermal design, heating and cooling system and use of renewable technologies. There would be no likely significant effects climate change and therefore can be scoped out of the EIA on the basis that this does form part of general thread within the EIA and planning submission as stated in the Scoping Report.

Ecology and Nature Conservation

The Scoping Report confirms that the site is brownfield in nature and is of little ecological value. The proposals would result in an improvement on the current condition of the site. There would be no likely significant effects ecology and nature conservation and therefore can be scoped out of the EIA.

Water Resources

The Scoping Report confirms that the proposal would have a limited impact on water resources and would be subject to an appropriate flood risk and drainage strategy in line with current guidelines. It should be noted that the EA have recently updated the peak climate change allowances and therefore appropriate climate change allowance should be used. There would be no likely significant effects water resources and therefore can be scoped out of the EIA.

Ground Conditions

The Scoping Report confirms that given the previous and more up to date ground conditions investigations, the ground conditions are of no more than local significance and can be appropriately dealt with as part of the proposal. There would be no likely significant effects on ground conditions and therefore can be scoped out of the EIA.

Human Health

The Scoping Report confirms that the nature of the development would result in temporary effects which are of no more than local significance. Appropriate mitigation

measures can be put in place to manage the construction impacts on local residents and businesses particularly to minimise impacts on local air quality conditions. There would be no likely significant effects on human health and therefore can be scoped out of the EIA on the basis that this does form part of general thread within the EIA and planning submission as stated in the Scoping Report.

Socio-economics

The Scoping Report confirms that the proposal would create jobs during the construction and when the development is occupied. These effects would be of no more than local significance and therefore be scoped out of the EIA.

Transport

The Scoping Report confirms that there would be less on site car parking than the previously approved scheme at the site together with congestion, safety and accessibility for the development being appropriately considered within any supporting Transport Statement and Framework Travel Plan. These effects would be of no more than local significance and therefore be scoped out of the EIA.

TV Reception

The Scoping Report confirms that should impact on TV reception occur mitigation can be put in place. These effects would be of no more than local significance and therefore be scoped out of the EIA.

Light Spillage and Solar Glare

The Scoping Report confirms that as large areas of glazing are mainly at the lower levels there would be no impacts arising for glare which require consideration. There would be no likely significant effects on light spillage and solar glare and therefore can be scoped out of the EIA.

Noise and Vibration

The Scoping Report confirms that there would be consideration within an appropriate report together with there being an improvement over the previously approved scheme. On the basis that appropriate mitigation is secured, the effects would be of no more than local significance and therefore be scoped out of the EIA.

Heritage and Visual Impact

The Scoping Report confirms that the evolution of the façade treatment and scale of the building, over the previously approved scheme at the site, would result in a minor impact on nearby heritage assets. This would be considered within an appropriate heritage report. The effects are likely to be of no greater than local significance and can be scoped out of the EIA.

Summary

I agree that 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 reconsider 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.

- Construction Programme and Methodology
- Daylight, Sunlight and Overshadowing; and
- Wind Microclimate

Construction Programme and Methodology

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

Daylight, Sunlight and Overshadowing

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

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

Dave Roscoe

Deputy Director of Planning

FW: EIA Scoping Opinion Request - NOMA, 2 & 3 Angel Square

Westley Robinson [REDACTED]

Fri 24/06/2022 15:26

To: Jennifer Atkinson [REDACTED]

Cc: Anthony Moore [REDACTED]; Michael Cunliffe [REDACTED]

 1 attachments (1,023 KB)

NOMA 2 & 3 Angel Square, Manchester Report.pdf;

Hey Jen,

No comments from Work and Skills, assuming we will be consulted 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

From: Work Skills Admin <Work.Skills.Admin@manchester.gov.uk>**Sent:** 21 June 2022 15:38**To:** Westley Robinson [REDACTED]**Subject:** Fw: EIA Scoping Opinion Request - NOMA, 2 & 3 Angel Square

Kind Regards

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

Sign up for The Work and Skills Bulletin here <https://public.govdelivery.com/accounts/UKMANCHESTER/signup/19569>

For the latest support and information about the coronavirus visit

<https://secure.manchester.gov.uk/info/500361/coronavirus>

Direct Number - [REDACTED]

Follow us on Twitter- @MCCWorkSkills

Email: work.skills.admin@manchester.gov.uk

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

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

Sent: 21 June 2022 13:49

To: Jennifer Atkinson [REDACTED]

Subject: EIA Scoping Opinion Request - NOMA, 2 & 3 Angel Square

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

NOMA, 2 & 3 Angel Square

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 Appendices to the report are available via the following link: [\[REDACTED\] NOMA 2 & 3 Angle Sq June 2022](#)

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 12 July 2022.

Regards

Anthony Moore

Team Lead

Technical Support Team (Planning)

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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Date: 11 July 2022
Our ref: 397765

Jennifer Atkinson
Manchester City Council

BY EMAIL ONLY



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

Dear Jennifer Atkinson,

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017): EIA Scoping Opinion Request - NOMA, 2 & 3 Angel Square

Location: NOMA, 2 & 3 Angel Square, Manchester City Centre.

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation received by Natural England on 21 June 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.

It is Natural England's advice, on the basis of the material supplied with the consultation, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely.

Schedule 3(2) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 requires consideration of the selection criteria for Schedule 2 EIA development and identification of 'environmental sensitivity'.

The proposed development is not located within or partly within any Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site and is not likely to significantly affect the notified interest features of such sites. The proposal is not located within or partly within a National Park, Area of Outstanding Natural Beauty or Heritage Coast and is unlikely to impact upon the purposes for which these areas are designated or defined.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this proposal is likely to affect protected species to such an extent as to require an Environmental Impact Assessment (EIA). The developer must provide sufficient information for your authority to assess whether protected species are likely to be affected and, if so, whether appropriate avoidance, mitigation, or compensation measures can be put in place. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. This development proposal may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an EIA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the proposed development before determining whether an EIA is necessary.

Should you determine that an EIA is not required in this case, you should still ensure that the application is supported by sufficient biodiversity, landscape and other environmental information in order for you to assess the weight to give these material considerations when determining the planning application.

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.

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

Jacob Desmond
Planning and Development Adviser
Cheshire, Greater Manchester, Merseyside & Lancashire Area 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

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.

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

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

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/lagm>

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.

Scoping Response – Noma 2/3 Angel Square

An office-led scheme for 14 and 13 storey buildings is proposed with ground floor commercial use and public realm provision. Planning permission had previously been secured in 2015 and again in 2020 and it is identified that:

- The new scheme now proposes 60,000 sqm office floorspace and 620 sqm retail floorspace. The amount of office space exceeds the largest of the previously approved schemes (2015) by 4,743 sqm. In traffic generation terms, this is likely to have a minimal impact on the adjacent road network.
- This proposal now provides for 33 on-site car parking spaces which is a 17-space reduction from the approved 2020 application.
- 351 cycle spaces are proposed which exceeds core strategy standards for this quantum of development.

On the basis that:

1. Proposed on-site parking is less than that of the previously consented applications as well as the existing surface car park provision;
2. Congestion, safety issues and accessibility for the development are to be fully covered in a subsequent Transport Statement and Framework Travel Plan submission as part of the full planning application submission;

We consider it acceptable for the traffic and transport element of the EIA to be scoped out.

EIA Scoping Opinion Request - NOMA, 2 & 3 Angel Square - Consultation Response (Archaeology)

Ian Miller [REDACTED]

Mon 27/06/2022 08:48

To: Jennifer Atkinson [REDACTED]

Good morning Jen

RE: EIA Scoping Opinion Request - NOMA, 2 & 3 Angel Square – Archaeology

Thank you for consulting GMAAS on the EIA Scoping Opinion for the proposed development of 2 & 3 Angel Square, NOMA.

The applicant has submitted an EIA Scoping Report, prepared by Deloitte in June 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 3.8 – 3.23) that sets out the investigations of the application site that have been carried out to date. This includes a large-scale archaeological evaluation and excavation of Richard Arkwright's original cotton mill undertaken in 2014-15 and an evaluation of the site of his second mill in 2022, the footprint of both historic buildings straddling the proposed development site. An archaeological trench was also placed across the projected location of the water-management features between the waterwheel pit of Arkwright's original mill and the associated reservoir, although it proved impossible at that time to excavate an evaluation trench to sufficient depth to encounter any archaeological remains.

The Scoping Report concludes that the Proposed Development, in the absence of any mitigation, has potential to cause minor harm to non-designated archaeological remains (those associated with the water management system of Arkwright's Mill) but the predicted impact of development will not be significant. This harm can be offset by implementing an archaeological watching brief during development groundworks in the vicinity of the former mill's water-management features, but archaeological matters can be 'scoped out' of an EIA.

This is a reasonable conclusion with which GMAAS agrees.

In summary, GMAAS is happy to advise that archaeology can be scoped out of the EIA, but will be seeking further investigation of the water-management features of Arkwright's original mill, secured via a condition attached to planning consent.

Kind regards

Ian



University of
Salford
MANCHESTER

Ian Miller BA FSA

Heritage Management Director
Greater Manchester Archaeological Advisory Service
Centre for Applied Archaeology, Peel Building
School of Science, Engineering & Environment
University of Salford, Manchester M5 4WT, UK



SCHOOL OF
**SCIENCE, ENGINEERING
& ENVIRONMENT**

Request for a formal opinion on the scope of an Environmental Statement (ES) under Regulation 15 of the Environmental Impact Assessment Regulations 2011: Nos 2 And 3 Angel Square, on land bounded by the Coop Headquarters (Angel Square), Angel Street, and Miller Street.

(Flood Risk Management response – 01 July 2022)

The proposal is to scope out flood risk and drainage. This is acceptable on the basis that a Flood Risk Assessment and detailed Drainage Strategy will be provided as part of the planning application as per Sections 3.61 to 3.62 of the ES:

“a new Flood Risk Assessment and Drainage Strategy will be prepared that adheres to current policy and legislation to manage operational effects so that they will continue to be insignificant. Good site practice, to be included in a Construction Management Plan secured in the way of a planning condition, will continue to ensure that construction effects are not significant.

3.62 Buro Happold have also been instructed to produce an updated Flood Risk Assessment and Drainage Strategy, in accordance with current planning policy and legislation, which will form a standalone technical report with the planning application.”

The pre-application discussions held between LLFA and applicant April - May 2022 should be referred to when preparing the planning submission.

Please note the EA have recently updated the peak climate change allowances and as per pre-app discussions, the appropriate climate change allowance should be used.

FW: NOMA 2 & 3 Angel Square, Manchester, Environmental Impact Assessment (EIA), Screening and Scoping Report

Anthony Moore [REDACTED]

Mon 11/07/2022 11:21

To: Jennifer Atkinson [REDACTED]

Regards

Anthony Moore

Technical Support Team Lead

Planning, Building Control & Licensing, Growth & Development

Manchester City Council, PO Box 532, Manchester M60 2LA

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

Phone: 0161 234 4558

Mobile: 07903 587932

From: Sue Jones [REDACTED]

Sent: 11 July 2022 11:20

To: Anthony Moore [REDACTED]

Subject: NOMA 2 & 3 Angel Square, Manchester, Environmental Impact Assessment (EIA), Screening and Scoping Report

Hi Anthony,

I have reviewed the above and comment as follows:

Air Quality

Previous assessment has found the air quality impacts to be insignificant given the overall reduction in car parking and negligible impact of the proposed combustion plant and they proposed that Air Quality to be scoped out of the EIA. A standalone Air Quality Assessment (AQA) will be submitted with the planning application. We agree with their proposals and Air Quality can be scoped out.

Ground Conditions

Based on the conclusions of the 2015 EIA (and the proposed development has not significantly altered since then), and on the basis of the latest ground investigations, they propose that the ground conditions can be scoped out of the EIA. An updated ground conditions reports will be submitted and will form standalone technical report with the planning application. We agree with their proposals and the Ground Conditions can be scoped out.

Noise and Vibration

The 2015 EIA, included an assessment of Noise and Vibration by Buro Happold, which considered noise and vibration during construction, as well as operation, including in respect of mechanical plant and traffic noise concluded that, with appropriate mitigation (i.e. a Construction Management Plan secured via a planning condition) construction effects would largely be negligible to minor adverse and not significant in EIA terms. Operational phase effects would be negligible. On the basis of this information and given that the Proposed Development is considered to represent an improvement on the 2015 and 2020 Planning Permission in terms of a reduced number of proposed car parking spaces, it is proposed that the Noise and Vibration can be scoped out of the EIA for this revised planning application. A new Noise and Vibration Assessment will be submitted as a standalone technical report with the planning application. We agree with their proposals and Noise and Vibration can be scoped out.

Kind regards

Sue

Sue Jones
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

email: [REDACTED]
website: www.manchester.gov.uk
Telephon [REDACTED]
Internal: [REDACTED]

We are now on Twitter, for latest news and updates follow us [@EnvHealthMcr](#)

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Manchester City Council
PO Box 532
Manchester
Lancashire
M60 2LA

Our ref: SO/2022/122212/01-L01
Your ref: .
Date: 23 June 2022

FAO: Jennifer Atkinson

Dear Jennifer,

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (AS AMENDED) - ENVIRONMENTAL IMPACT ASSESSMENT (EIA) EA SCOPING OPINION REQUEST

NOMA 2 & 3 ANGEL SQUARE, MANCHESTER

Thank you for requesting an Environmental Impact Assessment (EIA) scoping opinion from the Environment Agency (EA) in accordance with Part 4, Regulation 15 of the Environmental Impact Assessment Regulations 2017 ("EIA Regulations"). This scoping opinion request was received on the 21st June 2022.

To inform our scoping opinion, set out below, we have undertaken a review of the following reporting submitted by Manchester City Council (MCC) to the EA (via email):

- Environmental Impact Assessment (EIA), Screening and Scoping Report. Noma 2&3 Angel Square Manchester. Prepared by Deloitte. Dated: June 2022.

Note to LPA – EA EIA Scoping Opinion Context

Please note that in providing this scoping opinion request we have not undertaken a review of the technical reporting / appendices associated within the submitted scoping report; these have not been provided within the PDF version supplied by MCC.

In this instance, we do not consider that review of the technical appendices of the EIA (notably Appendix 10, 11 and 12) necessary to enable us (the EA) to provide MCC with an appropriate EIA scoping opinion.

We note from the contents of the scoping report, that the planning agent has advised that technical reporting relevant to the planning remit and environmental focus of the EA is to be updated and submitted as part of the evidence base for the forthcoming planning application.

Should you consider review by the EA of any of the technical appendices associated with the EIA scoping report is necessary prior to providing a formal scoping opinion, then please do not hesitate to get in contact.

Environment Agency - EIA Scoping Opinion

Having reviewed the contents of the EIA Screening and Scoping Report outlined above, we advise that we have no issues with determination of requirement and proposed scope of the forthcoming Environmental Statement (ES).

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

Cont/d..

We note and acknowledge that whilst the quantum of the proposed development is not considered to meet/exceed the threshold criteria of Schedule 2, Category 10 “Infrastructure Projects” that, given previous planning history and significance change in site use versus current (surface carparking), that the applicant is intending to undertake the preparation of an ES of limited scope.

We note and acknowledge that the environmental disciplines, listed below, relevant to the planning remit and focus of EA are intended to be ‘scoped out’ of the forthcoming ES:

- Climate Change
- Ground Conditions
- Water Resources

In relation to the environmental disciplines noted above, we note that whilst these will not be included within the proposed scope of the ES that these will be addressed through the submission of separate new and updated reporting submissions as part of the forthcoming planning application for the proposed development. We consider this an acceptable approach in this instance.

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Please forward a copy of this letter to the applicant / agent. Should you have any queries or questions regarding the contents of this letter, then please do not hesitate to contact us.

Yours sincerely

Mr Andy Davies
Sustainable Places Project Manager & Planning Advisor

Direct e-mail 

FW: [EXT] LSBUD Ref: 26027773 Your Ref: EIA Angel Square (JP) DBYD MP-LP High Risk

.box.Cadent.PlanningApplications <Cadent.PlanningApplications@cadentgas.com>

Wed 22/06/2022 15:19

To: Jennifer Atkinson [REDACTED]

 1 attachments (595 KB)

26027773_CadentGas.pdf;

You don't often get email from cadent.planningapplications@cadentgas.com. [Learn why this is important](#)

Date: 22/06/2022

LineSearchBeforeUdig ref: 26027773

Your ref: EIA Angel Square (JP)

Dear Sir/Madam,

Your planning application – No objection, informative note required

We have received a notification from the LineSearchBeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.lineSearchBeforeUdig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on [REDACTED] quoting your reference at the top of this letter.

Kind Regards,

Plant Protection Team

T: [REDACTED]

plantprotection@cadentgas.com

[cadentgas.com](https://www.cadentgas.com)

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