

15 July 2022

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Jennifer Atkinson

Dear Jennifer

**Arundel Street, Manchester
Environmental Impact Assessment (EIA) Screening Request**

On behalf of our Client, Logik Developments (Arundel Street) Ltd, ("the Applicant"), we request your confirmation that amends proposed to the approved development on land by Arundel Street to the West, Ellesmere Street to the South, Worsley Street to the North and the A57 (M) Inner Ring Road to the East (Mancunian Way) (Appendix A - "the Site"), are not of the scale or type to necessitate the need for an Environmental Impact Assessment (EIA) and therefore does not fall under the Town and Country Planning (EIA) Regulations 2017 ("the EIA Regulations"), guidance or associated case law to require an EIA to be undertaken to accompany the forthcoming non material amendment planning application.

Planning Practice Guidance (Paragraph: 033 Reference ID: 4-033-20170728) states:

"Changes or extensions to Schedule 2 development, which when considered with the existing development as a whole, may result in significant adverse effects on the environment, or which meet the thresholds or criteria set out in column two of Schedule 2, are also Schedule 2 development and require screening."

The information provided within this Screening Request concludes that the Proposed Amends are not of a type or scale which would necessitate its categorisation within Schedule 1 of the EIA Regulations but does fall into Schedule 2 of the EIA Regulations on the basis of the information identified below. However, as demonstrated in Appendix B, it does not meet the selection criteria of Schedule 3 where significant environmental effects might arise, and therefore does not necessitate an EIA to be undertaken.

The proposed amendments will be sought under a Section 96A application to update the plans previously approved within planning consent application reference 12361/FO/2019 for: *Erection of a part 8 and 9 storey building located on Arundel Street and Worsley Street, a part 11 and 23-storey residential building located on the Mancunian Way and refurbishment and conversion of the existing DOT Building to form 355 residential apartments in total (Use Class C3a) together with commercial uses (Use Classes A1, A2, B1, D1 and D2) along with associated car parking, cycle parking, access, landscaping and other associated work.*

The proposed amendments update the internal configuration of the proposed apartments and social space, and also result in consequential non-material changes to the façade. The proposals also amend the layout of the DOT building to reflect its proposed use, entirely as commercial space.

The introduction of phasing into the proposed development is also sought – with an initial phase of works comprising enabling works and permanent drainage works (Phase 1) and the completion of the remaining development falling under Phase 2.

Part 3 of the EIA Regulations at section 9 ‘Subsequent applications where environmental information previously provided’ paragraph (2) states:

‘Where it appears to the relevant planning authority that the environmental information already before them is adequate to assess the significant effects of the development on the environment, they must take that information into consideration in their decision for subsequent consent.’

In this instance, confirmation has been sought by all the EIA disciplines previously assessed as part of the 2019 consented scheme, that the proposed amends do not alter the conclusions originally made and the 2019 EIA remains valid.

Included within the Appendix is:

- Appendix A – Site Plan
- Appendix B – Consideration of scheme against selection criteria of Schedule 3 of the EIA Regulations

Project Details

Site Description

The Site extends to 0.5 hectares. It is bound by Arundel Street to the west, Ellesmere Street to the south, Worsley Street to the north and the A57 (M) Inner Ring Road to the east.

The Site comprises three industrial buildings including the 4–storey DOT building fronting Ellesmere Street, a gymnasium and a fireplace warehouse both of which are single-storey buildings located on Arundel Street. At street level the Site is dissected from the west to the east by Balmforth Street which comprises associated parking areas. To the eastern-most section of the Site is a parcel of green space containing of a number of trees facing onto the A57 (M) Inner Ring Road.

The surrounding area is characterised by a mixture of residential and commercial and leisure uses. To the north is the 6 storey Box Works apartment Building. Adjacent to this is the 9 storey Timber Wharf building. To the west is the 7 storey Moho and 8 storey Base apartment buildings, which includes ground floor units such as the Banyan Tree restaurant on Ellesmere Street and the Binary Bar on Arundel Street. Further east of the Site, beyond the A57 is Castlefield and Deansgate. Castlefield is an established residential and commercial area within converted mills and modern midrise tower blocks. Castlefield and Deansgate are key leisure destinations containing a variety of bars and restaurants.

The Site is located in the St George’s area of Castlefield, within the Castlefield Conservation Area. The principal Listed Building in the Site’s vicinity is the Grade II* Listed St. George’s Church located just south of the Site on the opposite side of Ellesmere Street. In addition, there are a number of listed buildings surrounding the subject site.

There are no statutory or non-statutory environmental designations on the Site.

The Site is located in Flood Zone 1 and is therefore at low risk of flooding.

The Proposals

The Proposed Development (application ref. 123261/FO/2019) obtained full planning permission in August 2019 for the redevelopment of the Site to deliver a scheme comprising of a mix of residential units (Use Class C3), ground floor commercial space (Use Classes A1, A2, B1, D1, and D2), car and cycling parking, landscaping and residential amenity space.

The Description of Development as stated on the application forms for Full Planning Permission is as follows:

“Construction of a part 8 and 9 storey building located on Arundel Street and Worsley Street to comprise residential uses (Use Class C3) and ground floor commercial units (Use Classes A1, A2, B1, D1 and D2) and resident roof garden; a part 11 and part 23-storey residential building located on the Mancunian Way (Use Class C3); demolition of the existing industrial buildings; the refurbishment and conversion of the existing 4-storey DOT Building (Use Classes C3, A1, A2, B1, D1 and D2), together accommodating a total of 355 no. 1, 2 and 3 bed apartments; along with associated courtyard car parking (31 spaces), cycle parking, access, landscaping, and associated work”

Since the permission was obtained a design review of the scheme has been undertaken, in which the following amends are proposed:

DOT Building

- Residential use is now omitted from the DOT building and all floors will be used as commercial space. This is reflected on the layout plans with associated amendments to allow appropriate servicing requirements.
- Associated non-material amendment to the building façade.

New Build

- Increase in social/amenity space through the re-configuration of units on level 8, level 9, level 11 and level 22.
- Integration of the 12 units previously proposed to be located within the DOT into the new build retaining the overall consented number of units, 355. This has been achieved by amending the overall width of each unit, combined with adjustments to the cores and the integration of service cupboards into the apartment layouts. In the approved scheme, the service cupboards were accessed from the communal corridors. Their incorporation into the apartments has enables the space to be more efficiently utilised to accommodate washing machines as well as the required building services. The amended layouts remain compliant with the criteria of the National Space Standards as defined in the Manchester City Council Residential Quality Guidance. Activity zones within the habitable rooms remain compliant with the London Housing Design Guide.
- Adjustments to the facade modules to suit the revised general arrangement within.

- Adjustments to Level 0 general arrangement to accommodate revised plant and refuse and cycle storage - to suit revised residential accommodation within Buildings 1 and 2 but retaining approved car parking provision (31 spaces) and compliant cycle and refuse storage provision.
- Provision of building management support spaces at ground level - to suit the functional brief of the Applicant.
- Adjustments to the cores and common circulation - to suit a revised functional brief and current Building Regulations.
- Adjustments to the roof layouts and lift overrun heights - to suit adjustments to cores and common areas below.

This s96a application also proposes the introduction of phasing into the proposed development – with an initial phase of works comprising enabling works and permanent drainage works (Phase 1) which will include the installation of manholes, a localised area of access road and kerbing. Completion of the remaining works will fall under Phase 2.

Discussion with the Local Planning Authority (LPA) has confirmed support in-principle for the revised proposals. It has also been agreed that the planning mechanism that should be used for handling the changes is an application under Section 96a of the Town and Country Planning Act 1990, to amend Planning Permission ref. 12361/FO/2019.

In line with EIA Regulations (2017), this letter is accompanied by a location plan identifying the land in question (Appendix A), a description of the nature and purpose of the proposed amendments and an assessment of the possible effects on the environment, in particular over and above those previously considered. It also considers the proposed amendments against the EIA Regulations and concludes that an update to the EIA is not required to support the application under Section 96a.

In summary, the amendments are not considered to result in a significant change to the conclusions of the original EIA, in line with Planning Practice Guidance (Paragraph: 033 Reference ID: 4-033-20170728), for the reasons detailed below.

Matters Material to the Determination of the EIA Screening Opinion

As noted above, the Approved Development was supported by an EIA and the extent of which was agreed by a formal EIA Scoping process undertaken in dialogue with the LPA and other relevant stakeholders.

The EIA has been reviewed by the technical team and it is considered that the conclusions remain valid with regard to screening criteria, scoping and the methodology for technical assessment.

In carrying out this process it was identified that the development falls under the category of 'Urban Development Projects' (Schedule 2, 10 (b)) as described in the EIA Regulations, of which the screening criteria is as follows:

- (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- (ii) the development includes more than 150 dwellings; or
- (iii) the overall area of the development exceeds 5 hectares.

Given the size and nature of the Proposed Development and subsequent potential for significant environmental effects, the original application was subject to an EIA that assessed the following disciplines:

- Historic Environment
- Townscape and Visual Impact
- Noise
- Sunlight and Daylight
- Wind Microclimate
- Air Quality

The following topics were scoped out of the approved EIA on the basis that they were considered non-significant:

- Population
- Human Health
- Vulnerability to major accidents and / or disaster
- Television Reception
- Ecology and Nature Conservation
- Transport
- Water Resources
- Aviation
- Agricultural Circumstances
- Ground Conditions
- Archaeology

Paragraph 6 (3) of the EIA Regulations 2017 provides guidance on requests for Screening Opinions for subsequent applications, stating:

(3) A request for a screening opinion in relation to development where a subsequent application has been or is proposed to be submitted must be accompanied by—

(a) a plan sufficient to identify the land;

(b) sufficient information to enable the relevant planning authority to identify any planning permission granted for the development in respect of which a subsequent application has been made;

(c) the information described in paragraph (2)(c) and (d), but only to the extent that this relates to likely significant effects on the environment not previously identified; and

(d) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

This further EIA Screening Request for a subsequent application considers that the conclusions of the approved EIA, in respect of each of the above disciplines, would not need to be modified nor require reassessment as a result of the proposed amendments. No additional significant environmental impacts have been identified beyond the previously assessed scheme as set out in this EIA Screening Request.

In line with the EIA Regulations (2017, Part 3, paragraph 9 (1)), subsequent applications where environmental information has been previously provided, screening applies if a subsequent application is made in relation to Schedule 1 or Schedule 2 development. However, paragraph 9 (2) goes on to state:

“Where it appears to the relevant planning authority that the environmental information already before them is adequate to assess the significant effects of the development on the environment, they must take that information into consideration in their decision for subsequent consent.”

It is considered that the Local Planning Authority has sufficient information set out in the previous EIA to fully understand the likely significant effects, mitigation measures and residual impacts once those measures have been put in place to protect identified sensitive receptors.

Characteristics of the Proposed Development

The amendments to the approved scheme are of no greater scale to the development approved. It is considered that the proposed development will be at an appropriate scale for its location.

Cumulative Impact

Formal consultation on the list of committed developments and reasonably foreseeable schemes considered relevant to the EIA also occurred through the formal scoping process.

The EIA and other freestanding technical assessments that were undertaken to support the Approved Development included cumulative impact assessments which, where necessary, took into consideration the committed developments within the area. When considering proposed mitigation measures, these studies did not reveal any significant adverse effects.

The conclusions of the EIA technical assessments in relation to cumulative impacts have not changed as a result of the proposed amendment or additional developments in the area. It is therefore considered that the proposed amendments would not result in any significant cumulative impacts when considered alongside other committed development and/or proposed development close to the Site.

Characteristics of the Potential Effect of the Proposed Amendments

The proposed amendments have been reviewed to assess their potential environmental effects as compared to the conclusions presented within the approved EIA. This comprises:

- Stephen Levrant Heritage Architecture – Heritage consultants
- Chris Burnett Associates – Townscape and Visual Impact consultants
- GIA – Sunlight and Daylight consultants
- Urban Microclimate – Wind Microclimate consultants

- Hilson Moran – Air Quality consultants
- AEC – Noise and Vibration consultants

Heritage

The original EIA Chapter was prepared by Stephen Levrant Heritage Architecture, who has reviewed the details of the proposed revisions for the scheme and concluded that the scheme will not result in any significant effects beyond those previously assessed. In this regard, the proposed revision do not materially change the layout, scale and external appearance of the proposed development and do not therefore affect the nature of the relationship with the historic environment.

On this basis, it is considered no updates are required to the original EIA Chapter.

Townscape and Visual Impact

The original EIA Chapter was prepared by Chris Burnett Associates, who has reviewed the details of the proposed revisions for the scheme and concluded that the scheme will not result in any significant effects beyond those previously assessed. As part of this exercise, the assessment of viewpoints and key views was revisited and established that the proposed non-material changes to the scheme would have no material effect on the townscape or visual impact of the scheme.

On this basis, it is considered no updates are required to the original EIA Chapter.

Sunlight, Daylight and Overshadowing

The original EIA Chapter was prepared by GIA, who has reviewed the details of the proposed revisions for the scheme and concluded that the scheme will not result in any significant effects beyond those previously assessed. This takes into account that there is no material change to the scheme including building footprint, scale relationship or materiality.

On this basis, it is considered no updates are required to the original EIA Chapter.

Wind Microclimate

The original EIA Chapter was prepared by Urban Microclimate, who has reviewed the details of the proposed revisions for the scheme and concluded that the scheme will not result in any significant effects beyond those previously assessed. As with Sunlight, Daylight and Overshadowing, this takes into account that there is no material change to the scheme including building footprint, scale relationship, materiality or with regard to the access and landscaping proposals.

On this basis, it is considered no updates are required to the original EIA Chapter.

Air Quality

The original EIA Chapter was prepared by Hilson Moran, who has reviewed the details of the proposed revisions for the scheme and concluded that they do not affect air quality consideration and will not therefore result in any significant effects beyond those previously identified.

On this basis, it is considered no updates are required to the original EIA Chapter.

Noise and Vibration

The original EIA Chapter was prepared by AEC, who has reviewed the details of the proposed revisions for the scheme. The proposed revisions are not considered to be of a nature that could materially affect the conclusions of the previously identified EIA

On this basis, it is considered no updates are required to the original EIA Chapter.

Summary

In summary, it is confirmed that the proposed non material amendments relate only to changes to the design of the building, which is insignificant when considered relative to the quantum of the overall approved scheme. The public realm remains unaffected by these proposed changes.

It is considered unlikely that there will be significant effects as a result of the proposed amendments to the Approved Development, given that:

- The Approved Development went through a formal EIA Scoping process, which concluded that the development required an EIA in relation to a focused number of topics – the EIA was undertaken in relation to these topics and approved as part of the original planning application;
- The EIA Technical Team has reviewed the proposed amendments, alongside the original conclusions of the relevant EIA chapter, and has confirmed that the conclusions contained therein will remain unaffected and do not generate any significant effects beyond those previously identified as a result of the proposed amendments; and,
- The relationship of the Approved Development with surrounding land uses following the proposed amendments will still be compatible given that the Site is located within a key regeneration area within a City Centre location, which is highly accessible by a variety of transportation methods.
- In view of the above information, it can be concluded that there will be no potentially significant effects on the environment on or close to the Site that could otherwise not be mitigated to non-significant levels.

Conclusion and documentations

It is proposed that the s96a application will continue to be supported by the conclusions of the previously submitted EIA and will be accompanied by the following additional information in consideration of the proposed changes, and in line with the LPA's validation criteria for such applications:

- Existing and proposed drawings relating to the areas that have been changed as a result of the proposed amendments. This will include two sets of revised drawings: the first marked up to indicate the changes compared to the original scheme and the second will provide a clean set of the proposed drawings for approval;

- A schedule of currently approved and revised drawing references to provide clarity on which drawings are being revised and which drawings should ultimately be identified as approved in any decision notice; and,
- A cover note which describes the proposed changes to the approved scheme and assesses those changes relative to the development plan and any other relevant material considerations.

In line with the EIA Regulations and Planning Practice Guidance relating to the submission of a subsequent application, we formally request that the Local Planning Authority agrees that no update to the approved EIA is required given that:

- There are no additional significant effects arising beyond those previously identified; and
- The Local Planning Authority has sufficient information in order to positively determine the application based on information previously submitted.

We forward to hearing from you. In the meantime, if you have any queries please do not hesitate to contact Rachel Brown (0161 455 6306 / rachebrown@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

For Deloitte LLP

Appendix A - Site Location Plan

Appendix B – EIA Screening Checklist

Characteristics of the Proposed Development

Size of the Proposed Development

Will the Proposed Development be out of scale with the existing environment?

The proposed amendments to the approved scheme are of no greater scale than the development approved. The proposed development has previously been considered to be at an appropriate scale for its location.

Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, provision of new water supply, generation or transmission of power, increased housing and sewage disposal)?

Elements regarding drainage and traffic have been previously considered within the consented scheme and no further impacts are expected.

Cumulation with other development

Are there potential cumulative impacts with other existing development or development not yet begun but for which Planning Permission exists?

Cumulative developments were assessed as part of the consented scheme, no further impacts are expected.

Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?

The Site is not part of a more substantial project.

Use of natural resources

Will construction or operation of the development use natural resources such as land, soil, water, materials or energy, especially any resources which are non-renewable or in short supply?

- *Land (especially undeveloped or agricultural land)?*
- *Water?*
- *Soil?*
- *Biodiversity?*
- *Minerals?*
- *Aggregates?*
- *Forests and timber?*
- *Energy including electricity and fuels?*
- *Any other resources?*

All elements have been previously considered and it is expected no further impacts are expected. The construction phase is likely to involve the use of building materials some of which will be derived from

natural resources. The extent of that impact will be mitigated through a sustainable design and construction approach to the development that accords with current legislative requirements and where practicable best practice advice.

The operational phases of the proposed development will be designed in order to minimise the use of natural resources and appropriate measures will be taken to minimise the use of natural resources – through for example the efficient use of energy, water and minimisation of waste.

Production of waste

Will the development produce wastes during construction or operation or decommissioning?

- *Spoil, overburden or mine wastes?*
- *Municipal waste (household and/or commercial)?*
- *Hazardous or toxic wastes (including radioactive)?*
- *Other industrial process wastes?*
- *Surplus product?*
- *Sewage sludge or other sludges from effluent treatment?*
- *Construction or demolition wastes?*
- *Redundant machinery or equipment?*
- *Contaminated soils or other material?*
- *Agricultural wastes?*
- *Any other solid wastes?*
- *Liquid or solid wastes in suspension?*

It is inevitable that the construction and proposed use of the development site will generate waste. This has been considered as part of the consented scheme and does not need to be reviewed further as part of this application.

Pollution and nuisances

Will the development release pollutants or any hazardous, toxic or noxious substances to air?

Emissions from:-

- *Combustion of fossil fuels from stationary or mobile sources?*
- *Production processes?*
- *Materials handling including storage or transport?*
- *Construction activities including plant and equipment?*
- *Dust or odours from handling of materials including construction materials, sewage and waste?*
- *Incineration of waste?*
- *Burning of waste in open air (e.g. slash material, construction debris)?*
- *Any other sources?*

This was assessed as part of the consented scheme and the non-material changes to the scheme do not affect those conclusions

During the construction phase, activities may produce minor amounts of dust from the handling of building materials, and the production of particulate matter and emissions through the use of construction plant and equipment. Releases of emissions to the air during demolition and construction would be managed and controlled through the implementation of a Construction Management Plan. A construction chapter was contained within the EIA submitted with the consented scheme, as well as chapters of noise and vibration and local air quality, the conclusions of which remain.

The operational phase of the Proposed Development will be for a residential use and will produce noise levels associated with such uses. The conclusions of the previous noise chapter undertaken as part of the Environmental Statement remain.

Is there a potential risk from:-

- ***Leachates?***
- ***Escape of wastes or other products/by-products that may constitute a contaminant in the environment?***

This was assessed as part of the consented scheme and the non-material changes to the scheme do not affect those conclusions

The Proposed Development is not anticipated to generate a risk from leachates or the escape of products/by-products that may constitute a contaminant in the environment beyond that described above.

A construction chapter was contained within the EIA submitted with the consented scheme, the conclusions of which remain. Best practice construction management techniques would be employed on site to prevent accidental spillage that may cause contamination and the proposed development will be required to come forward in accordance with a Construction Management Plan as required to be agreed with the Local Planning Authority (as a condition of the proposed development)

Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?

- ***From operation of equipment e.g. engines, ventilation plant, crushers?***
- ***From industrial or similar processes?***
- ***From blasting or piling?***
- ***From construction or operational traffic?***
- ***From lighting or cooling systems?***
- ***From sources of electromagnetic radiation (effects on nearby sensitive equipment as well as people)?***
- ***From any other sources?***

This was assessed as part of the consented scheme and the non-material changes to the scheme do not affect those conclusions

The construction phase of the development will generate increased levels of noise and vibration from plant operation and construction methods. This will be temporary in nature and will be controlled in line with requirements set out in the Construction Management Plan, to be prepared in advance of works

commencing. Best practice construction methods will be employed to reduce these impacts to an acceptable level.

No significant increase in heat energy or electromagnetic radiation is anticipated from the Proposed Development.

The Proposed Development would result in some light spillage associated with the building's uses. However, this would not be significantly out of character with the surroundings.

Will the development lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?

- *From handling, storage, use or spillage of hazardous or toxic materials?*
- *From discharge of sewage or other effluents (whether treated or untreated) to water or the land?*
- *By deposition of pollutants emitted to air, onto the land or into water?*
- *From any other sources?*
- *Is there a risk of long term build-up of pollutants in the environment from these sources?*

This was assessed as part of the consented scheme and the non-material changes to the scheme do not affect those conclusions.

A residential development is not a highly contaminative land use so is not likely to lead to pollution of ground, air or water.

The construction phase of development poses the highest risk of contamination to land or water from the release of pollutants. This can occur by accidental spillages where a pollutant linkage exists. Best practice construction management techniques will be employed on site to prevent accidental spillage that may cause contamination.

Once constructed and operational, the Proposed Development would produce waste associated with a residential development of this scale. The intended quantum and nature of the proposed uses is not anticipated to pose a risk of significant pollution.

Risk of accidents, having regard in particular to substances and technologies used

Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?

- *From explosions, spillages, fires etc. from storage, handling, use or production of hazardous or toxic substances?*
- *From events beyond the limits of normal environmental protection e.g. failures of pollution control systems?*
- *From the effects of Climate Change or major accidents*
- *From any other causes?*
- *Could the development be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslip etc.)?*
- *The construction phase of development will give rise to increased risk of accidental spillage of hydrocarbon based fuels and lubricants stored on site.*

This was assessed as part of the consented scheme and the non-material changes to the scheme do not affect those conclusions

The construction phase of development will give rise to increased risk of accidental spillage of hydrocarbon based fuels and lubricants stored on site and will pose the highest risk of contamination to land or water. This can occur by accidental spillages where a pollutant linkage exists. Best practice construction management techniques will be employed on site to prevent accidental spillage that may cause contamination.

Operational uses of the Site for residential purposes is not anticipated to pose a risk of significant pollution, or any of the above as listed. The proposals fall within an area of low flood risk and is not likely to be adversely affected by the impacts of Climate Change.

Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?

- *Use of hazardous or toxic substances?*
- *Potential changes in occurrence of disease or effect on disease carriers (e.g. insect or water borne diseases)?*
- *Effect on welfare of people (e.g. change of living conditions)?*
- *Effects on vulnerable groups (e.g. the elderly)?*
- *Effects on human health (e.g. due to water contamination or air pollution)*

It is not considered that the proposed uses are likely to give rise to any potential risk.

Other characteristics: potential physical changes (topography, land use, changes in waterbodies etc.) from construction, operation or decommissioning of the development

Will the development cause permanent or temporary change in land use, land cover or topography including increases in intensity of land use?

- *Clearance of existing land, vegetation and buildings?*
- *Creation of new land uses?*
- *Pre-construction investigations e.g. boreholes, soil testing?*
- *Construction or demolition works?*
- *Temporary sites or housing for construction workers?*
- *Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations?*
- *Underground works including mining or tunnelling*
- *Reclamation works?*
- *Dredging?*
- *Coastal structures (seawalls, piers)?*
- *Offshore structures?*
- *Production and manufacturing processes?*
- *Facilities for storage of goods or materials?*
- *Facilities for treatment or disposal of solid wastes or liquid effluents?*
- *Facilities for long term housing of operational workers?*
- *New road, rail or sea traffic during construction or operation?*

- *New road, rail, air, waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc.?*
- *Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?*
- *New or diverted transmission lines or pipelines?*
- *Impounding, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?*
- *Steam crossings?*
- *Abstraction or transfers of water from ground or surface waters?*
- *Changes in waterbodies or the land surface affecting drainage or run-off?*
- *Transport of personnel or materials for construction, operation or decommissioning?*
- *Long term dismantling or decommissioning or restoration works?*
- *Ongoing activity during decommissioning which could have an impact on the environment?*
- *Influx of people to an area either temporarily or permanently?*
- *Introduction of alien species?*
- *Loss of native species or genetic diversity?*
- *Any other changes?*

This was assessed as part of the consented scheme and the non-material changes to the scheme do not affect those conclusions.

Potential physical changes to the Site as a result of the Proposed Development are anticipated to include:

- Construction of new buildings and associated works;
- Earthworks including excavations;
- Facilities for storage of goods and materials associated with construction;
- New road traffic during construction;
- Transport of personnel or materials for construction and operation activity which could have an impact on the environment in terms of noise, vibration and dust; and
- Influx of construction workers to the area temporarily.

However, the effects are likely to be of local significance only, and are unlikely to give rise to unusually complex and potentially hazardous effects.

Location of the Development

Existing land use

Are there existing land uses on or around the location which could be affected by the development, e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?

The site comprises three industrial buildings including the 4-storey DOT Building which was a former motorcycle warehouse and has been vacant for a number of years. The other buildings comprise a vacant former fireplace warehouse, and a cross fit gym which is currently in use. At street level the Site is dissected from the west to the east by Balmforth Street which comprises associated parking areas. To the eastern-most section of the site is a parcel of green space containing of a number of trees facing onto the

A57 (M) Inner Ring Road. Consent has already been granted for the proposed development in August 2019 - the amended proposed seek to update the previously approved scheme.

Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected?

There are no such sensitive land uses.

Is the development located in a previously undeveloped area where there will be loss of greenfield land?

The site is previously developed.

Relative abundance, quality and regenerative capacity of natural resources in the area

Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?

- Groundwater resources
- Surface waters
- Soil
- Water
- Biodiversity
- Forestry
- Agriculture
- Fisheries
- Tourism
- Minerals

The surrounding area does not contain important, high quality or scarce resources which could be affected by the development.

Absorption capacity of the natural environment

Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development?

The Site does not contain any international or national ecological designations. An Ecological Assessment was submitted in support of the consented planning application to assess the impact of the proposals on statutory or non-statutory designated sites. This confirmed that the Proposed Development will not have a likely significant ecological effect and can be achieved with no adverse impacts on any designated sites, habitats of ecological value, and any protected species or Priority Species. No further survey is required to assess the impact on any ecological feature in accordance with the proposals, and there are no ecological features which are considered to require detailed consideration in an EIA

Are there any other areas on or around the location which are important or sensitive for reasons of their ecology or the absorption capacity of the natural environment, paying particular attention to:

- Westlands, watercourses or other waterbodies

- *The coastal zone and the marine environment;*
- *Mountains, forests or woodlands*
- *Nature reserves and parks*
- *European sites and other areas classified or protected under national legislation;*
- *Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;*
- *Densely populated areas;*
- *Landscapes and sites of historical, cultural or archaeological significance.*

The site falls within the Castlefield Conservation Area. The EIA submitted with the consented scheme included the consideration of the historic environment. The proposed amendments do not alter the conclusions of the assessment.

Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?

There will be no adverse effect on statutory or non-statutory designated sites for nature conservation.

Are there any inland, coastal, marine or underground waters on or around the location which could be affected?

The Environment Agency Flood Map notes that the site is at low risk from all forms of flooding.

Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?

The Site is not located within a groundwater water protection zone (GPZ).

During construction best practice construction methodology will be employed in order to minimise any release of pollutants during the demolition and construction phases of the Proposed Development.

Are there any areas or features of high landscape or scenic value on or around the location which could be affected?

There will be no detrimental impact on any areas or features of high landscape or scenic value.

Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?

Details of any affected routes during the construction phases of development will be provided within a Construction Management Plan and will be subject to review with the contractor and highways agency.

There are no public rights of way through the Site that would be affected by the Proposed Development.

Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?

A Transport Statement was submitted within the current consented planning application. Due to the relatively limited number of parking spaces and potential impacts on the local road network (as confirmed

by the TRICS database), the Transport Statement considered that the Proposed Development will not result in significant effects on the environment in respect to transport. The proposed amendments are not expected to have any further impacts on transport.

Is the development in a location where it is likely to be highly visible to many people?

Yes, a TVIA was undertaken within the EIA for the consented scheme, and it is considered that the proposed amendments will not give rise to any additional visual impacts.

Are there any areas or features of historic or cultural importance on or around the location which could be affected?

The site falls within the Castlefield Conservation Area. The EIA submitted with the consented scheme included the consideration of the historic environment. The proposed amendments do not alter the conclusions of the assessment.

Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?

The Environment Agency has classified the Site as falling within Flood Zone 1 which means it is within an area at low risk of flooding from rivers or the sea without flood defences.

In addition, the site is not at risk from any of the other hazards mentioned above.

Is the proposed location such that the size of the development might cause interference with vital broadcasting services?

Given the nature of the Proposed Development and surrounding uses it is unlikely that the proposal will result in interference with existing broadcasting services.