Appendix 2.2: EIA Scoping Opinion

MANCHESTER CITY COUNCIL

Julie Roscoe
Director of Planning, Building Control and Licensing

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3rd Floor, Calico
53-55 Mosley Street
Mannchester
M2 3HQ

Contact: Steve McCoombe
Tel: 0161 234 4607
steve.mccoombe@manchester.gov.uk

5 November 2025

Our reference: EIASCO/25/010

Dear Mr Sinton

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

SCOPING REQUEST UNDER PART 4 REGULATION 15(1)

WYTHENSHAWE TOWN CENTRE REGENERATION – Plots 3.3, C2 and 2.1 ("THE PROPOSED DEVELOPMENT")

SCOPING OPINION OF MANCHESTER CITY COUNCIL PURSUANT TO REGULATION 15

Thank you for your request dated 14 October 2025 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 the submitted *'Environmental Impact Assessment (Scoping Report –October 2025'* prepared by yourselves on behalf of the Applicant Muse Places and comments from statutory consultees.

The application relates to areas within Wythenshawe Town Centre referred to as follows:

• Plot 3.3 (Brotherton House).

• Plot C2.

• Plot 2.1 Alpha House

The location of the three application sites is detailed on the location plan within Appendix 1 of the submitted Scoping Report.

The development site is located within the established urban area of Wythenshawe Town Centre and spans approximately 22.97 hectares. It is bordered by three main roads: Simonsway to the south, Poundswick Lane to the north, and Brownley Road to the east. To the west lies Manchester Enterprise Academy, beyond which are residential properties and the M56 motorway. Rowlandsway runs through the eastern section of the site, providing a north-south connection between Poundswick Lane and Simonsway.

Plot 3.3, known as Brotherton House, is a vacant office building situated in the northwest part of Wythenshawe Town Centre. It was formerly occupied by Lloyds Banking Group. The plot includes a surface car park with landscaped areas and mature trees located in the southwest and southern sections. Access is via Cornfield Drive. The western portion of the site is occupied by a multi-storey office building, whilst a larger single-storey structure is located centrally.

Plot C2 lies to the north of The Birtles and consists of a vacant building with two and three storey sections. It previously housed office and storage space above ground floor retail units. The site also includes a hard-surfaced open area that is occasionally used by market traders.

Plot 2.1 is the former site of Alpha House, an office building currently undergoing demolition, located directly east of Wythenshawe Town Centre. Once demolition is complete, the site will retain an existing substation, several scattered trees of low to moderate quality, and a portion of Centron House.

It is acknowledged that individual planning applications will be submitted for each plot. However, a single, comprehensive Environmental Statement will be prepared to support all applications. The proposals for each plot are as follows:

<u>Plot 3.3 (Brotherton House)</u>

-Demolition of the existing buildings;

-Construction of approximately 213 residential units, comprising a mix of extra care and -older persons' housing, including both apartments and houses;

Buildings will range up to 5 storeys for apartments and up to 3 storeys for houses.

<u>Plot C2 (commonly referred to as 'Top of the Birtles')</u>

-Demolition of existing structures;

-Development of approximately 80 apartments;

-Inclusion of ground floor space for workplace or retail use;

-Proposed building height of up to 6 storeys.

<u>Plot 2.1 (Alpha House site)</u>

-Erection of a part 2-storey, part 6-storey building containing approximately 130 residential units and associated communal facilities;

-Ground floor provision for workplace or retail use;

-Associated works including access arrangements, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other related infrastructure.

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 dwelling numbers and overall area 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.

The submitted Scoping Report of October 2025 sets out the proposed chapters that the ES will cover, and the disciplines which you believe should be scoped out of the EIA.

These are as follows:

Scoped In

• Socio economics and Health; and

• Climate Change

Scoped out

- Townscape and Visual;
- Heritage and Archaeology;
- Ecology;

- Transport and Access;
- Noise;
- Air Quality;
- Flood Risk and Drainage;
- Ground Conditions and Soils;
- Waste Material and Assets.;
- Lighting;
- Accidents and Disasters;
- Wind;
- Daylight and Sunlight;

Overall, I can confirm that the content of the submitted Environmental Impact Assessment Scoping Report is considered both proportionate and appropriate. It provides a suitable framework for the preparation of the Environmental Statement. This assessment is supported by the nature of the consultation responses received.

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.

- Environment Agency;
- Natural England;
- Greater Manchester Ecology Unit (GMEU);
- Greater Manchester Police (Design for Security);
- Aerodrome Safeguarding at Manchester Airport;
- Transport for Greater Manchester (TfGM);
- Environmental Health
- Cadent Gas;
- United Utilities;
- Highway Services;
- City Council Flood Risk Management;
- City Council Arboriculture;

All responses of the consultees who responded during the EIA scoping process are appended to this letter.

You should note the specific points which have been made and therefore particular regard must be given to these.

You are strongly recommended to consult further with consultees as appropriate throughout the planning application process as the development proposal evolves. It is thereby recommended all consultee responses are reviewed by 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 the applicant and should be given due consideration in the planning application process EIA process.

ASSESSMENT OF THE SCOPING REPORT

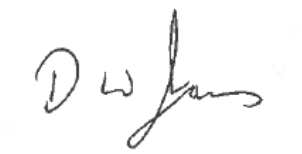
I can confirm that the approach set out in the Scoping Report, which identifies the topics to be scoped in and out, is considered acceptable. This view is supported by the nature of the consultation responses received. Provided that the planning applications are accompanied by the appropriate documentation, as outlined in your Scoping Report, including proposed mitigation measures to reduce potential impacts arising from the development, the approach is considered satisfactory.

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 Steve McCoombe via the details above..

Yours sincerely



Derek Jones

Strategic Planning and Project Lead

Appendix 4.1 Environmental Statement Chapter 4 Figures

Figure 4.1a Brotherton House General Arrangement Plan

1 Later Living Garden
2 Cycle store
3 Substation/Generator
4 Parking Court
5 Dementia Garden
6 Dementia Lounge Garden
7 Extra Care Garden
8 Grow space with raised planters and a shed for storage
9 Mown path through woodland with integrated seating along the way

RIBCHESTER DRIVE
CORNFIELD DRIVE
ICK LANE
ONSWAY
LOADING
EI Sub Sta
ESS
9 to 17
1 to 7
2 to 8
2a
Frank Price Court

A raised table indicates entering a private road/ parking court

Existing boundary fence to be inspected and made good where required

Existing boundary fence to be inspected and made good where required.

Existing boundary fence to be inspected and made good where required

Reinforced grass to the front of the substation to allow for access when needed but will contribute to greening of the street

58.34 58.37 58.475 58.475 58.775 58.775 58.73 58.79 59.075 58.98 59.075 59.03 59.075 59.13 59.375 59.375 59.17 59.41 59.7 59.48 59.51 59.77 59.75 59.50 60.1 60.10 60.20 59.76 59.56 58.55 58.63 58.78 58.78 58.85 58.6 58.6 58.8 58.8 58.8 58.9 58.8 59.0 58.8 59.56 59.45 59.45 59.02 59.14 59.25 59.42 59.45 59.70 59.60 59.60 59.96 59.66 59.6 59.73 59.2m FFL +58.8 FFL +60.0

Scale Bar (m) 0 5 10 15 20

Internal Source file:3475b-PLA-XX-XX-DR-L-0002-03-Wythenshawe-Plot-3.3-Sheets-File.vwx

KEY

Surface Type 1
High quality concrete block paving to pedestrian areas
Colour TBC

Surface Type 2
Tarmac to road surfacings. Flush kerbs across roads to delineate adoption boundary. Adopted road to feature 100mm upstand kerb edges, dropped kerbs where requried to access parking bays and crossing points. Private road extents to feature 15mm upstand conservation kerb edge
Conservation kerb to all edges

Surface Type 3
Concrete block paving to adoptable standards to loading bays and traffic ramps. Combination of conservation kerbs and flush pin kerbs to edges to facilitate level access for vehicles.

Surface Type 4
Permeable tarmac to parking bays with painted linework to demark accessible bays. Combination of conservation kerbs and pin kerbs to all edges to suit.

Surface Type 5
Tarmac to pedestrian paths associated with roads. Concrete conservation kerb to road edges and concrete conservation pin kerb edging to planting beds.

Surface Type 6
Reinforced grass pavign to substation entrance

Surface Type 7
Maintence strip to building preimeter.
Clean round decorative gravel with timber edging - spec TBC

Surface Type 8
Compacted gravel to woodland path and seating areas within the extra care garden. Crushed gravel, compacted with a timber edge.

Surface Type 9
Hardstanding to dementia garden
Resin bound gravel - Vehicle loading spec in front of substation and generator, pedestrian elsewhere.
Colour TBC to compliment brickwork
Metal edging to all edges - Kinley Bison edging or similar approved

Surface Type 10
Tactile paving to crossing points

Ornamental Planting
Mixed shrub, herbaceous perennial & ornamental grass planting
Notes: 300mm topsoil over 400mm subsoil
Refer to planting plan. Reuse soil on site where feasible

Amenity Lawn
Managed as close cut lawn
To include 10% bulb planting
Lawn Turf laid over 150mm Topsoil over 150mm Subsoil / 300mm if surplus available. Reuse soil on site where feasible

Native Scrub
Native scrub planting to the perimeter of car parking bays. Bark mulch as ground cover below shrubs
Notes: 300mm topsoil over 600mm subsoil
Reuse soil on site where feasible

Wildflower Meadow
Wildflower mix to be overseeded
Notes: 150mm Topsoil over 150mm Subsoil / 300mm if surplus available
Reuse soil on site where feasible

Instant Hedgerow
1.4m high mixed native species hedgerow to the perimeter of the dementia garden to provide privacy.
Notes: 10L pot size, 3/m m and double staggered. Planted in 300mm topsoil over 600mm subsoil

Hedgerow
Mixed Native Species to the edge of the appartment block and perimeter of the plot.
Notes: double staggered whip planting. Planted in 300mm topsoil over 600mm subsoil

Climbers
Tensile wire system with climbing plants to soften and screen boudaries
Twining climber species - refer to planting plans

Existing Tree Retained

Proposed Feature Tree
Semi-mature tree
30-35cm girth - Refer to planting plans
Notes: 300mm topsoil over 600mm subsoil

Proposed Street Tree
Semi-mature tree
20-25cm girth - Refer to planting plans
Notes: 300mm topsoil over 600mm subsoil

Proposed Multistem Tree
Situated within the extra care garden to add layers to the planting and help offer privacy - Refer to planting schedules
Notes: 300mm topsoil over 600mm subsoil

Whip Planting
Planted at 2.5m centres - Refer to planting schedules
Notes: 300mm topsoil over 600mm subsoil

Seating
Mix of benches and cube blocks. PPC finished metal framework with timber seated tops. Bench specification to include options for back and arm rests. Tables and positioning of seating to consider users requiring wheelchair access
Colour TBC

Landscape Structures
Timber and steel pergola structures fabricated to enhanced seating areas requiring cover. To include for tensile wire system spanning between to facilitate greening of structures with climbing plants.

Raised Grow Beds
Natural hardwood raised timber raised grow beds constructed from hardwood timber sleepers. Beds internal face to be lined with waterproof membrane with loose gravel drainage and geotextile seperation layer below.

Tool Shed
Small timber shed with window to store communal residents gardening supplies. Standard wooden garden shed (6ft x 4ft) with secure, lockable door from Shed Store or equal and approved.. To be installed over suitable paved base to match existing hardstanding.

Timber Fence
To boundary of residential terrace gardens. Double slatted (horizontal) timber pressure treated screening panels. To include lockable gate in matchin style.
Height: 1.2m with climber planting
Product TBC

Timber Screen
To boundary of residential terrace gardens. Double slatted (horizontal) timber pressure treated screening panels. To include lockable gate in matchin style.
Height: 1.8m
Product TBC

Metal Railing
Railing to the perimeter of the dementia garden
1.8m high mild steel PPC railing consisting of flat bar profiles. To incorporate electronic fob access to all gates.Colour to match architectural metalwork.

Metal Railing
Secure railing to the perimeter of shared gardens
2.2m high mild steel PPC railing consisting of flat bar profiles. To incorporate electronic fob access to all gates. Colour to match architectural metalwork.

Low brick wall
To entrance road forming part of the boundary to the private terrace gardens. Low wall to delineate the entrance gateway to the site.
Wall height 1.8m high for 3m adjacent to properties before lowering to 1.2m high elsewhere. Brick to match architectural brickwork.

Bird and Bat boxes
Habitat enhancement measures installed within existing trees. Final locations and quantum to be advised by ecologist. Schwegler bird and bat box or equal and approved

Handrail
1.1m high metal handrail along sloped footpath. Mild steel with PPC finish, to include an integrated handrail at 0.9m high.
Colour - to match architectural metalwork.

Bin Store
To individual house frontages. Constructed out of brick (to match building) with a green roof to the bin store and timber screening doors.
Large enough to house 4x240L bins.

Cycle Store
To private rear gardens of houses. Proprietary product, spec TBC.

Lighting Column
External lighting by internal road and parking areas. Lighting layout indicative subject to specialist design input.
Proprietary product, spec tbc and subject to adoptable standards.

Lighting Bollard
Low level lighting bollard to resident amenity and ecologically sensitive areas. Lighting layout indicative subject to specialist design input.
Propietary product, spec TBC

Fixed Bollard
Stainless steel fixed bollard. Spec TBC

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6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

Red Line Boundary

*185.1m **Existing Surface Level**

184.9m **Proposed Surface Level**

Revision	Date	Description	Drawn	Apprvd.
P08	11/11/2025	Planning	CB	SC
P07	31/10/25	Planning	CB	SC
P06	20/10/25	Draft Planning - For Coordination	CB	SC
P05	15/10/25	For Information	CB	SC
P04	03/10/25	For Information	CB	SC

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Client Muse

Project Wythenshawe Civic Plot 3.3

Drg Title General Arrangement

Created on	Created by	Approved by
13-08-25	MB	SPL

Scale	Size	Workstage
1:500	A2	RIBA 2

Drg No. 3475b-PLA-XX-XX-DR-L-0001
Suitability S1 **Revision** P08

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PLANNING

Appendix 4.1b C2 The Birtles General Arrangement Plan



Seating
Mix of benches and cube blocks provided. PPC finished metal framework with timber seated tops. Bench to include back and arm rests.
Colour TBC.

Bin
External bin provided to external resident space designed to match furniture. Final spec TBC

Door Guard
Proprietry door guard to resident accessible doors.
Specification TBC.

Secure Railing
To perimeter of soft landscape to deter unauthorised access.
1.2m high mild steel PPC railing consisting of flat bar profiles. To incorporate electronic fob access to all gates.
Colour and detailed design tbc

Boulders
Natural stone boulders distributed through soft landscape

Lighting Bollard
Low level lighting bollard to resident amenity and ecologically sensitive areas.
Lighting layout indicative subject to specialist design input.
Proprietary product, spec TBC.

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7. Order of construction and setting out to be agreed on site.

KEY

Red Line Boundary

Paving Type 1
Accent Banding to Main entrance / Birtles pedestrian areas - to match LUF works

Paving Type 2
Hardstanding to pedestrian areas
Resin bound gravel or similar - Vehicle loading spec in front of substation and generator, pedestrian elsewhere. Colour TBC to compliment brickwork
Metal edging to all edges - Kinley Bison edging or similar approved

Paving Type 3
Accent Banding to Commercial unit entrances / Birtles pedestrian areas - to match LUF works

Paving Type 4
Tarmac with coloured chippings to parking bays - to include line painting to demark accessible bays.
Conservation kerb to all edges. Along rain garden edge, breaks in the kerb to allow for water drainge into planting

Paving Type 5
Temporary hardstanding to cover footprint of demolished building

Paving Type 6
Reinforced grass (geogrid) surfacing to facilitate substation access

Paving Type 7
Maintence strip to building preimeter. Clean round decorative gravel with timber edging - to retain 150mm of soft landscaping beyond

Tactile Paving
Tactile paving to crossing points

Ornamental Planting
Mixed shrub, herbaceous perennial & ornamental grass planting
Notes: 300mm topsoil over 400mm subsoil
Gravel garden and rain garden suitable mix planted within fine loose decorative gravel and large natural stone boulders - Refer to planting plans and drainage strategy drawings (Civic)

Rain Garden Planting
To be 20% planted 80% Decorative loose gravel with natural stone boulders.
Gravel garden and rain garden suitable mix - Refer to planting plans and drainage strategy drawings (Civic).
Notes: 300mm topsoil over 400mm subsoil (rain garden specific soil)

Native Hedge
Hedgerow to visually screen service area.
1.6m high instant hedge. Double staggered.
Notes: 300mm topsoil over 600mm subsoil

Climbers
Tensile wire system with climbing plants to soften and screen existing and new substation enclosures
Twining climber species - Final extent to be coordinated with substation ventilation requirements

Proposed Feature Tree
Semi-mature tree planted in soft landscape with underground guying system
30-35cm girth - Refer to planting schedules
Notes: 300mm topsoil over 600mm subsoil

Proposed Acent Trees
Semi-mature tree planted in soft landscape with underground guying system
20-25cm girth - Refer to planting schedules
Notes: 300mm topsoil over 600mm subsoil

+185.1m **Existing Surface Level**

+184.9m **Proposed Surface Level**

NOTE:
Layout and levels subject to design team review and drainage strategy coordination.

Revision	Date	Description	Drawn	Apprvd.
P01	27/11/25	Planning	CB	SC

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Client	Muse
Project	Wythenshawe Civic Plot C2
Drg Title	General Arrangement

Created on	Created by	Approved by
13-08-25	MB	SPL

Scale	Size	Workstage
1:200	A2	RIBA 2

Drg No. 18702-PLA-XX-XX-D-L-0001
Suitability S3 **Revision** P01

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Figure 4.1c Alpha House General Arrangement Plan



Notes

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Application Boundary

WCHG Ownership Boundary

Flat Type

- 1B2P
- 1B2P M4(3)
- 2B3P
- 2B3P M4(3)

Rev	Date	Description	Drawn / Checked
C01	21.11.25	FINAL PLANNING ISSUE	TM/DM
P08	10.11.25	PLANNING ISSUE	TM/DM
P07	06.11.25	PLANNING ISSUE	TM/DM
P06	31.10.25	Draft planning issue	TM/DM
P05	26.09.25	For information	TF/TM
P04	28.08.25	Updated following comments	TM
P03	22.08.25	Updated following comment	DM
P02	08/07/25	For Information	TM/DM
P01	27/06/25	For Information	TM/DM

Project name

Alpha House

3995B

Drawing number: 18703 - LB - ZZ - XX - D - A - 120000 **C01**

Drawing

GA Plan - Ground Floor

Purpose of issue: Planning Submission

Suitability code: S2

Scale: 1 : 200 @ A1

First issue date: 27/06/2025

Client: Wythenshawe Community Housing Group & Muse Places

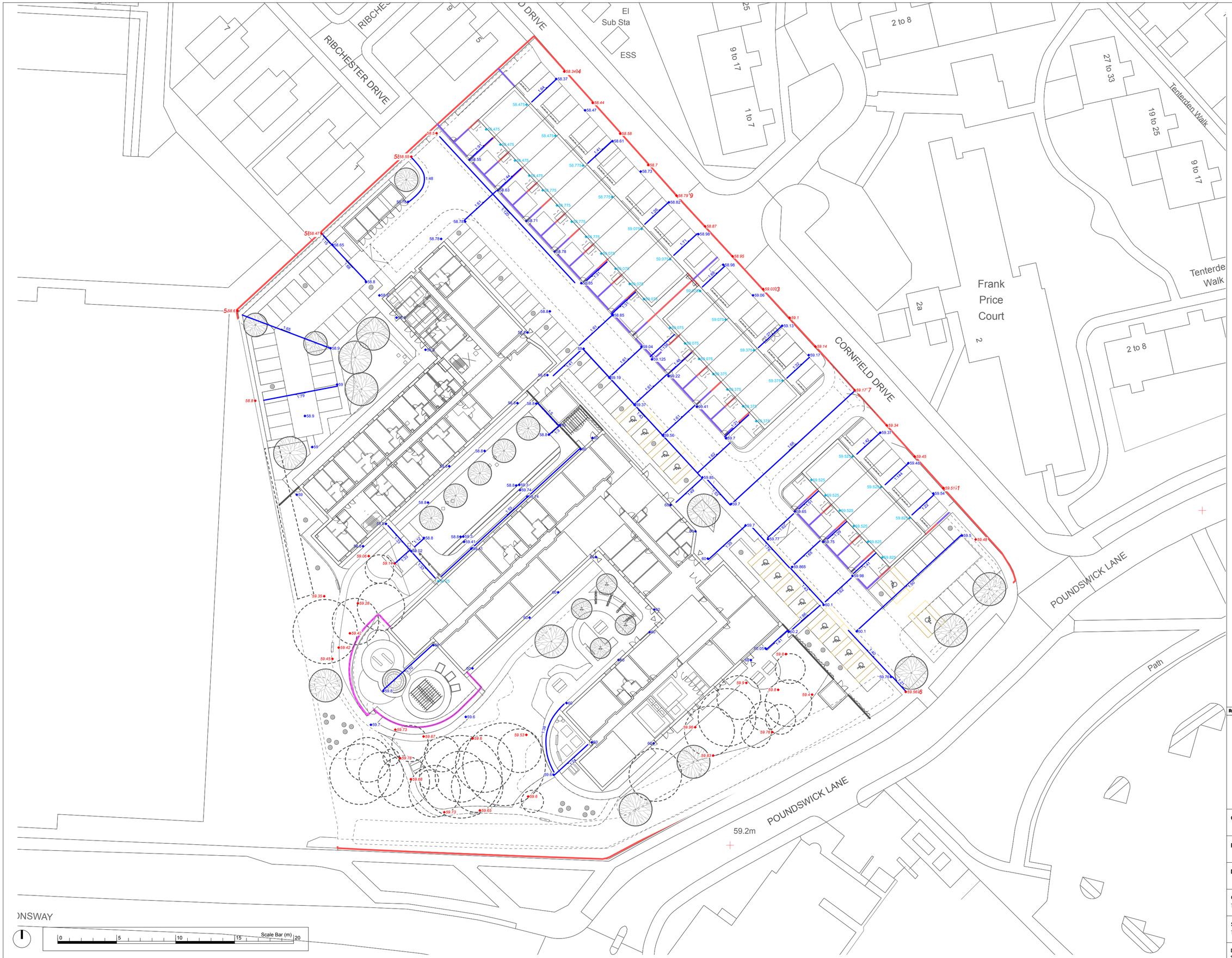
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Figure 4.2a Brotherton House Levels



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7. Order of construction and setting out to be agreed on site.

Red Line Boundary

Existing Surface Level *185.1m

Proposed Surface Level 184.9m

Proposed Surface Gradient 1:40

Proposed FFL tbc 184.6m

NOTE:
Layout and levels subject to design team review and drainage strategy coordination.

Revision	Date	Description	Drawn	Apprvd.
P01	27/11/25	Planning	CB	SC

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Client	Muse
Project	Wythenshawe Civic Plot 3.3
Drg Title	Levels GA

Created on	Created by	Approved by
13-08-25	MB	SPL

Scale	Size	Workstage
1:500	A2	RIBA 2

Drg No. 18704-PLA-XX-XX-D-L-3000

Suitability S1 **Revision** P01

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Figure 4.2b C2 The Birtles Levels

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KEY

Extent of soft landscaping increased to accomodate falls towards building facade and SUDS features.

Gravel maintenance strip along building facade with 150mm pin kerb edge to planting

Rain gardens with allowance for rain water drainage, retention requirement tbc [Civic to review and comment]

Red line boundary to be expanded to edge of soft landscaping

Rain gardens with allowance for rain water drainage, retention requirement tbc [Civic to review and comment]

Paving to tie into and match LUF works

Stepped FFLs of commercial units to tie into existing levels along Birtles

TURNING AREA ONLY

Retaining wall

2nd SW. 9 Sq.m
COMMS 6 Sq.m
SWITCH 8 Sq.m
WATER TANK 34 Sq.m
SPRINKLER 34 Sq.m
CYCLE 42 Sq.m
LOBBY 4 Sq.m
REFUSE 37 Sq.m
RESI ENTRANCE 52 Sq.m
POST / PARCELS 17 Sq.m
RETAIL A 92 Sq.m
RETAIL B 88 Sq.m
WORKPLACE / RETAIL C 88 Sq.m
GENERATOR 13 Sq.m
Sub (Existing)

Scale Bar (m) 0 5 10 15 20

Internal Source file:3475a-PLA-XX-XX-DR-L-0002-Wythenshawe-Plot-C2-Sheets-File.vwx

Revision	Date	Description	Drawn	Apprvd.
P01	27/11/25	Planning	BM	SC

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Project Wythenshawe Civic Plot C2

Drg Title Levels GA

Created on	Created by	Approved by
13-08-25	BM	SPL

Scale	Size	Workstage
1:250	A2	RIBA 2

Drg No. 18702-PLA-XX-XX-D-L-3000
Suitability S3 **Revision** P01

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Figure 4.2c Alpha House Elevations



1 Sitewide - West Elevation



2 Sitewide - South Elevation



3 Sidewide - East Elevation



4 Sitewide - North Elevation

0 20m
5m 15m

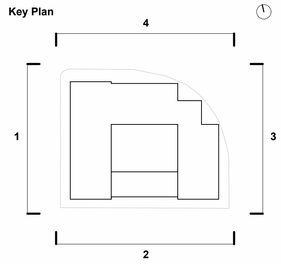
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Rev	Date	Description	Drawn / Checked
C01	21.11.25	FINAL PLANNING ISSUE	TM/DM
P03	06.11.25	PLANNING ISSUE	TM/DM
P02	31.10.25	Draft planning issue	TM/DM
P01	16.09.25	For Information	TF/TM

Project name

Alpha House

3995B

Drawing number — Rev

18703 - LB - ZZ - XX - D - A - 130000 — **C01**

Drawing

Sitewide Street Elevations

Purpose of issue — Suitability code

Planning Submission — S2

Scale — First issue date

1 : 500 @ A1 — 16.09.2025

Client

Wythenshawe Community Housing Group & Muse Places

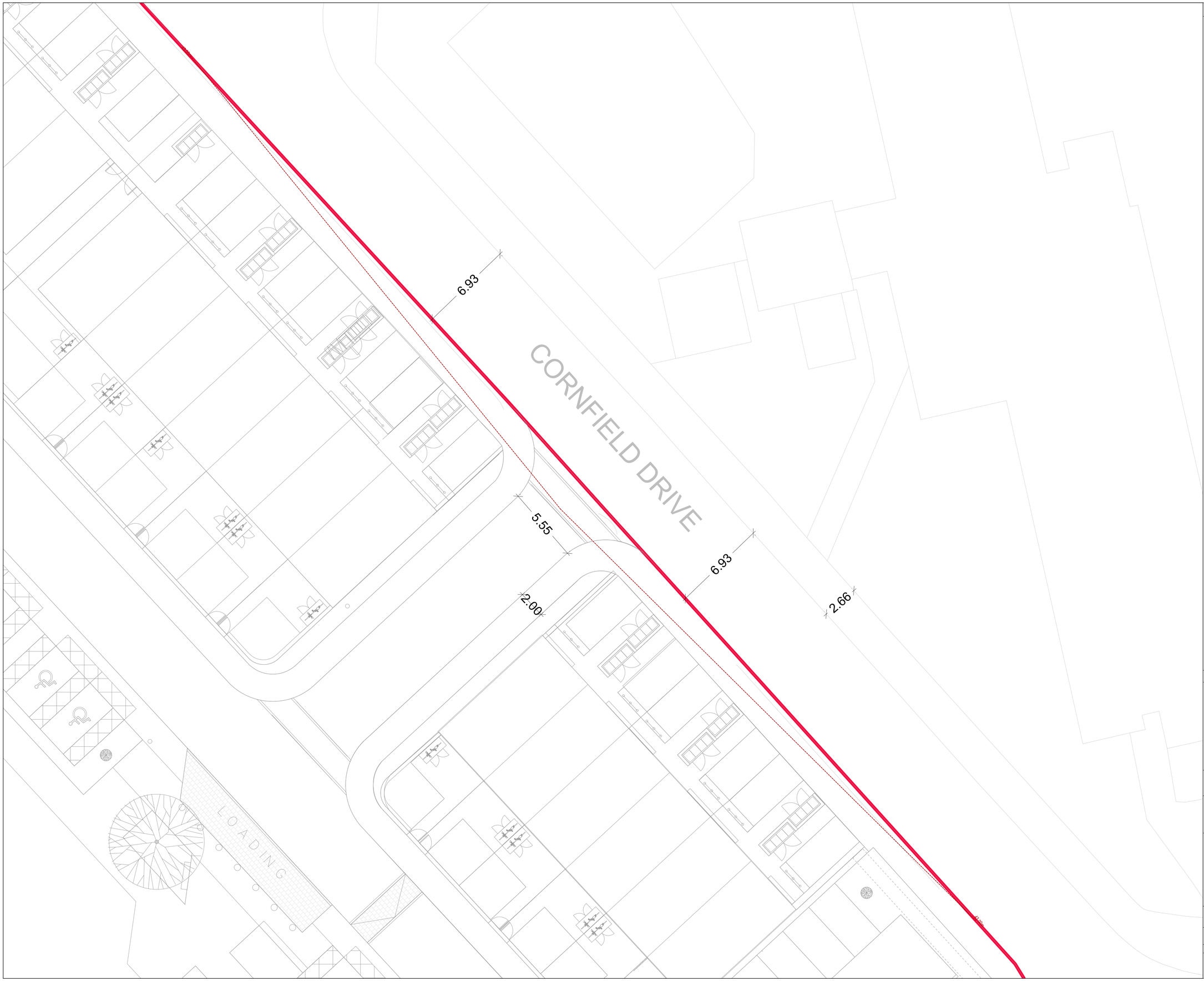
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Figure 4.3a Brotherton House Access Plan



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KEY:
- RED LINE BOUNDARY (SUPPLIED BY PLANIT)
- 2.40 x 43.00m — PROPOSED VISIBILITY SPLAYS (30mph)

Rev:	Description:	Date:	By:	Chkd:

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Status: PRELIMINARY

Project: BROTHERTON HOUSE

Drg Title: SITE ACCESS ARRANGEMENT

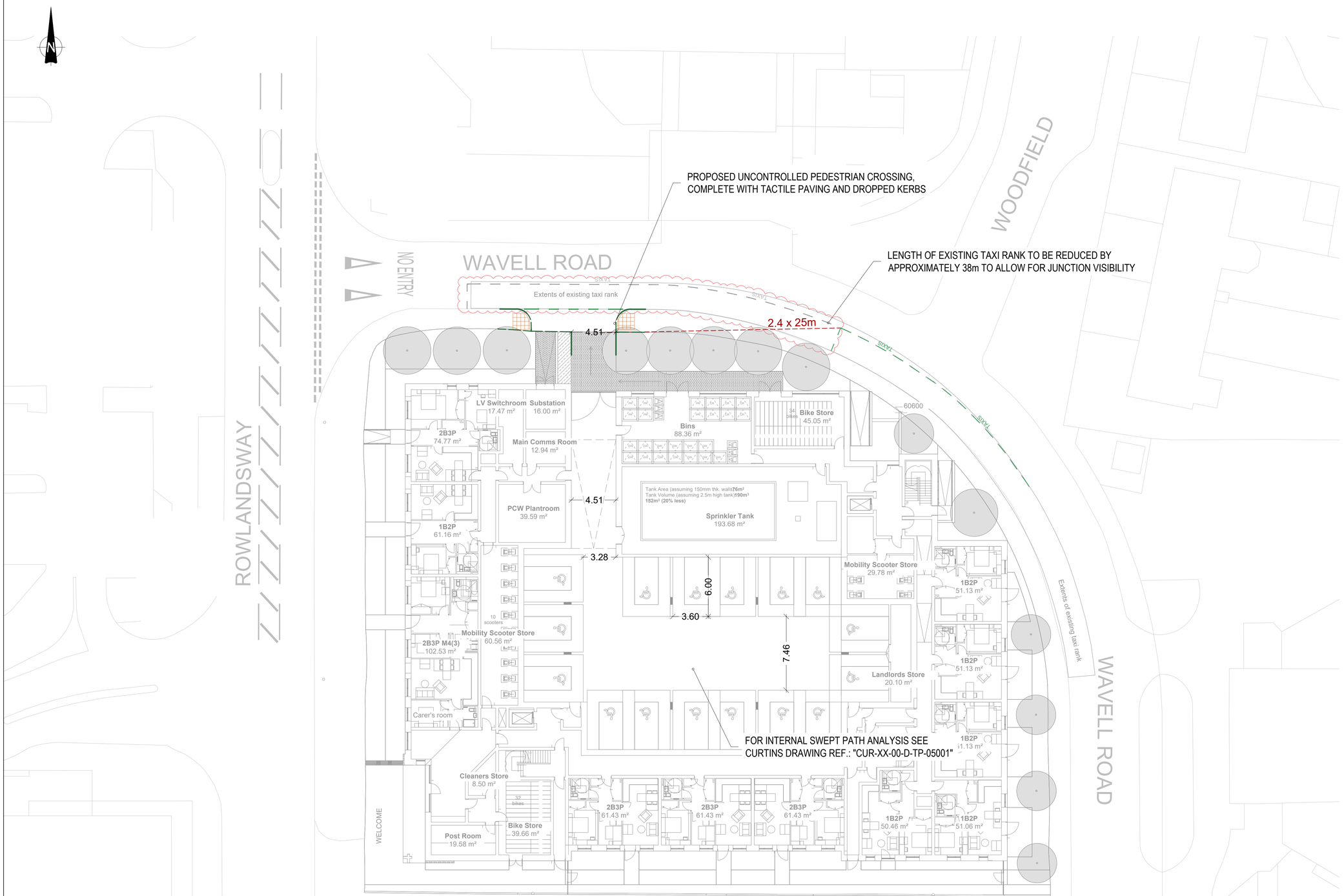
Drawn By	Designed By	Checked By
PB	PB	AT
	Date: 28/11/25	Scales @ A1: 1:125

Project No - Originator - Function - Spatial - Form - Discipline - Number: 87688 - CUR - XX - 00 - D -TP- 75001

Revision: P02

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Figure 4.3b Alpha House Access Plan



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KEY:
- PROPOSED RAISED KERB
- PROPOSED FLUSH KERB / BACK OF FOOTWAY
- PROPOSED ROAD MARKINGS
- 2.4 x 25m — PROPOSED VISIBILITY SPLAYS (BASED ON A 20mph SPEED LIMIT)

Rev:	Description:	Date:	By:	Chkd:

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Status: PRELIMINARY

Project: TPMA WYTHENSHAWE, ALPHA HOUSE

Drg Title: PROPOSED ACCESS ARRANGEMENT

Drawn By	Designed By	Checked By
MQ	MQ	AT
	Date: 18/11/25	Scales @ A1: 1:200

Project No - Originator - Function - Spatial - Form - Discipline - Number	Revision
88423 - CUR - XX - 00 - D -TP- 75001	P01

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Appendix 6.1: Health Impact Assessment (HIA)

1 Introduction

1.1 This Health Impact Assessment (HIA) has been prepared on behalf of Muse Places and Wythenshawe Community Housing Group('the Applicant'), in support of a planning application in respect of the regeneration proposals for Wythenshawe Town Centre, Manchester. It refers to the development of three plots within the town centre:

- Plot 3.3 (Brotherton House);
- Plot C2; and
- Plot 2.1 Alpha House.

1.2 An Environmental Statement (ES) has been prepared separately. This HIA acts as an appendix to the Socio-Economics and Human Health chapter prepared as part of the ES.

1.3 HIA is a means of assessing the health impacts on policies, plans and projects using quantitative, qualitative and participatory techniques. Its purpose is to produce a set of evidence-based recommendations to inform decision-making to maximise the positive health impacts and minimise the negative health impacts of proposed policies, plans or projections. It assumes that policies, programmes and projects have the potential to change the determinants of health. Changes to health determinants then lead to changes in health outcomes or the health status of individuals and communities.

1.4 This HIA should be read in conjunction with the Environmental Statement and other planning application supporting documentation, and comprises the following sections:

- **Section 2** provides an overview of relevant policy and guidance;
- **Section 3** sets out the methodology applied in preparing this HIA;
- **Section 4** provides the baseline health context against which the Proposed Development will be assessed; and
- **Section 5** assesses the impact of the Proposed Development and provides recommendations to mitigate, avoid or reduce any impact.

2 Planning Policy and Guidance

Planning Policy

National Policy

National Planning Policy Framework

2.1 Health is a key theme running throughout the National Planning Policy Framework (NPPF)[i] as a central element of the overarching social objective (paragraph 8) to create strong, vibrant and healthy communities.

2.2 Section 8 of the NPPF encourages the promotion of healthy communities as part of the plan-making and decision-making processes. Paragraph 96 encourages principles to ensure that places:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

National Planning Practice Guidance

2.3 The National Planning Practice Guidance (PPG)[ii] reiterates that local councils should promote healthy communities and support appropriate health infrastructure (ID: 53-001). Furthermore, the PPG highlights that health is an important element of the three dimensions of sustainable development and is intrinsically linked to policies throughout the whole NPPF (ID: 53-002).

2.4 The key health and healthcare infrastructure issues for consideration as part of the plan-making and decision-making processes include:

a) Making physical activity easy to do and create places and spaces to meet.

b) Reducing health inequalities.

c) Delivery of healthcare infrastructure.

d) Supporting opportunities for healthy lifestyles through promoting active travel and physical activity, access to healthier food, high quality open spaces, green infrastructure and sport, play and recreation.

e) Potential pollution and other environmental hazards.

f) Accessibility for the whole community.

2.5 The PPG also outlines that local councils should help create a healthier food environment having regards to issues such as:

a) Location where children and the young congregate;

b) Evidence on obesity, deprivation and general poor health in specific locations;

c) Over concentration and clustering of certain use classes within a specified area;

d) Amenity factors including: odour, noise, traffic, refuse and litter.

2.6 The PPG highlights that HIA is a useful tool in firstly understanding the health and wellbeing impacts associated with a proposed development and secondly identifying mitigation measures (ID: 53-004).

Local Policy

Places for Everyone Joint Development Plan

2.7 Places for Everyone (PfE) [iii] is the joint development plan for Greater Manchester authorities for the period 2022 to 2039, and was adopted in 2024.

2.8 Objective 10: Promote the health and wellbeing of communities outlines how the Plan aims to ensure adequate health care services, improve healthy food options, reduce the impacts of air pollution and maximise the health benefits of access to green spaces.

2.9 Policy JP-P1: Sustainable Places states that places should be designed to be socially inclusive, resilient, adaptable and supported by critical infrastructure.

2.10 Policy JP-P6: Health outlines the following:

> "To help tackle health inequality new development will be required, as far as practicable, to:
>
> A. Maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development;
>
> B. Support healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice; and
>
> C. Be supported by a Health Impact Assessment for all developments which require to be screened for an Environmental Impact Assessment, and other proposals which, due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing.
>
> Improvements in health facilities will be supported, responding to the changing needs and demands of both existing and new residents, including through:
>
> 1. Requiring, where appropriate, the provision of new or improved health facilities as part of new developments proportionate to the additional demand that they would generate;
>
> 2. Enabling the continued enhancement and successful operation of our hospitals; and
>
> 3. Facilitating greater integration of health and social care, and the provision of integrated wellness hubs, including the co-location of health, community and wellness services."

2.11 The Plan also encourages the submission of HIAs as part of development proposals to ensure that effects on health and wellbeing are considered and responded to during the planning process.

Guidance

Health Impact Assessment in Spatial Planning

2.12 This guide[iv] was published by Public Health England (PHE) in October 2020, and is aimed towards local authority public health and planning teams and planning applicants.

2.13 The guide provides information to support consideration of whether an HIA is required, what the trigger points should be, the type of HIA needed, and the range of health and wellbeing issues to be included in an assessment.

Rapid Health Impact Assessment Tool

2.14 The NHS London Health Urban Development Unit Rapid Health Impact Assessment Tool guidance[v] ("the HUDU guidance") provides an assessment framework that aligns with legislative and national policy and guidance requirements. This guidance has informed the assessment framework within this HIA, namely the Rapid HIA Matrix which is included at Section 5 of this document.

3 Assessment Methodology

3.1 HIA goes beyond analysing primary and secondary healthcare services, to assessing the effects of development upon major health assets, which help people stay healthy. Many factors influence health and well-being, these include housing, open spaces and social and community infrastructure. These are known as determinants of health.

3.2 The Proposed Development will have direct and indirect impacts on these determinants of health, and by contributing an entirely new housing stock to the area, will be able to have a positive influence on health and well-being.

3.3 Although the Plan encourages the submission of HIAs, it does not specify which methodology should be adopted when producing them. As such, the methodology of this HIA follows that outlined in the HUDU guidance which is a standardised and nationally-recognised approach.

Assessing Impact Themes

3.4 The following eleven health impact themes have been considered as part of this HIA. These themes have been based on the approach set out within the HUDU guidance:

1. Housing quality and design
2. Access to healthcare services and other social infrastructure
3. Access to open space and nature
4. Air quality, noise and neighbourhood amenity
5. Accessibility and active travel
6. Crime reduction and community safety
7. Access to healthy food
8. Access to work and training
9. Social cohesion and lifetime neighbourhoods
10. Minimising the use of resources
11. Climate change

Assessment Area

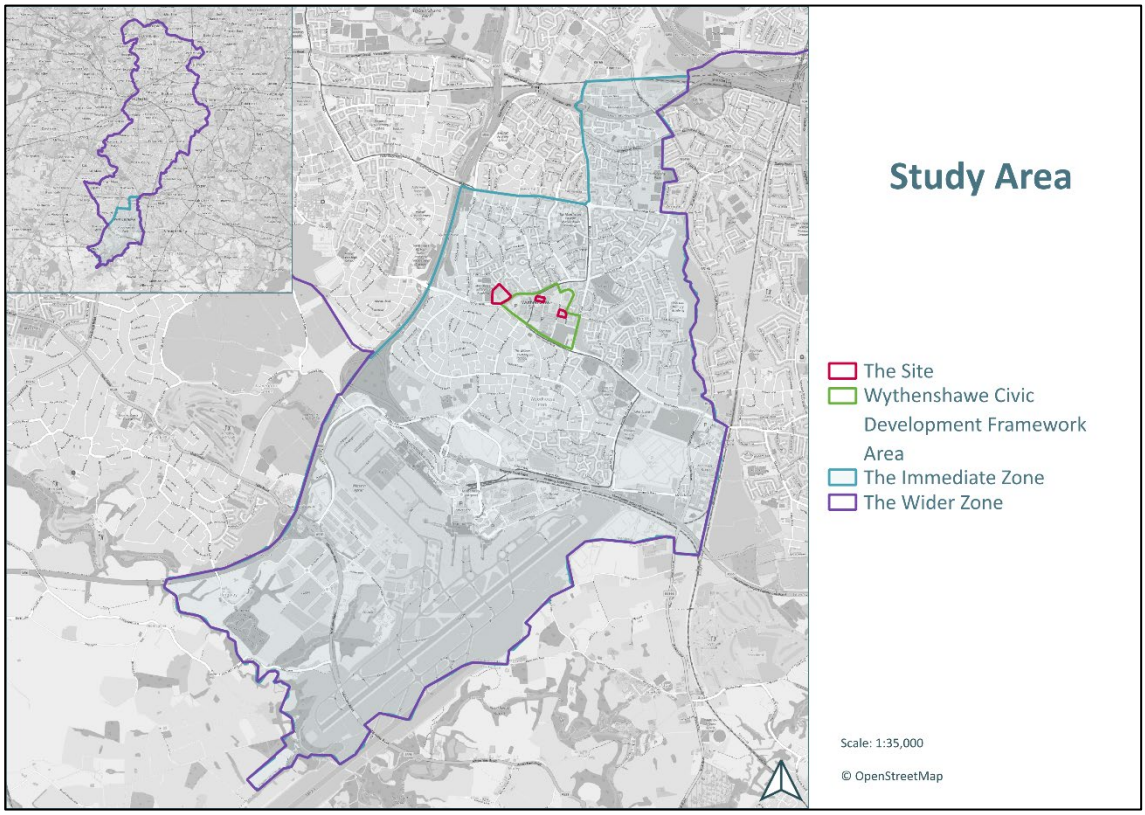
3.5 In assessing potential impacts of the Proposed Development, it is important to define relevant assessment zones which are most likely to be impacted.

3.6 Impacts are first considered on the basis of an Immediate Zone of Influence ("the Immediate Zone"), which is the area where the Proposed Development's impacts are anticipated to be the greatest. In this case, we have identified this to be the ward in which the Site is located (Woodhouse Park), and the ward immediately neighbouring it to the north (Sharston). Certain receptors may be assessed on the basis of different geographies, such as school catchment areas or GP catchment areas.

3.7 Impacts are also considered on the basis of a Wider Zone of Influence ("the Wider Zone"). In this case, we consider the Wider Zone of Influence to be the district of Manchester City.

3.8 Figure 3.1 below illustrates the two assessment zones in relation to the Site.

Figure 3.1 Study Area



4 Baseline Health Conditions

4.1 The following sections provides a baseline assessment of each of the determinants of health outlined by the Guide.

4.2 First, it is necessary to provide an overview of the general health and wellbeing context of the Immediate Zone of Influence, in comparison to the Wider Zone of Influence and regional and national averages.

General health and wellbeing context

Population

4.3 As of the 2021 Census[vi], the Immediate Zone had a population of 32,226 people, which accounts for 5.8% of the Wider Zone's total population (551,924). The Immediate Zone has 13,324 households, which results in an average household size of 2.42 persons per household, which is consistent with national averages but lower than the Wider Zone average.

Table 4.1 Population and households (2021)

	Immediate Zone	Wider Zone	North West	England
Population	32,226	551,924	7,417,549	56,490,284
Households	13,324	214,720	3,153,369	23,436,184
Average household size	2.42	2.57	2.35	2.41

Deprivation

4.4 The Index of Multiple Deprivation (IMD)[vii] is a measure of multiple deprivation for small areas . The indices of deprivation are determined by seven domains, these being:

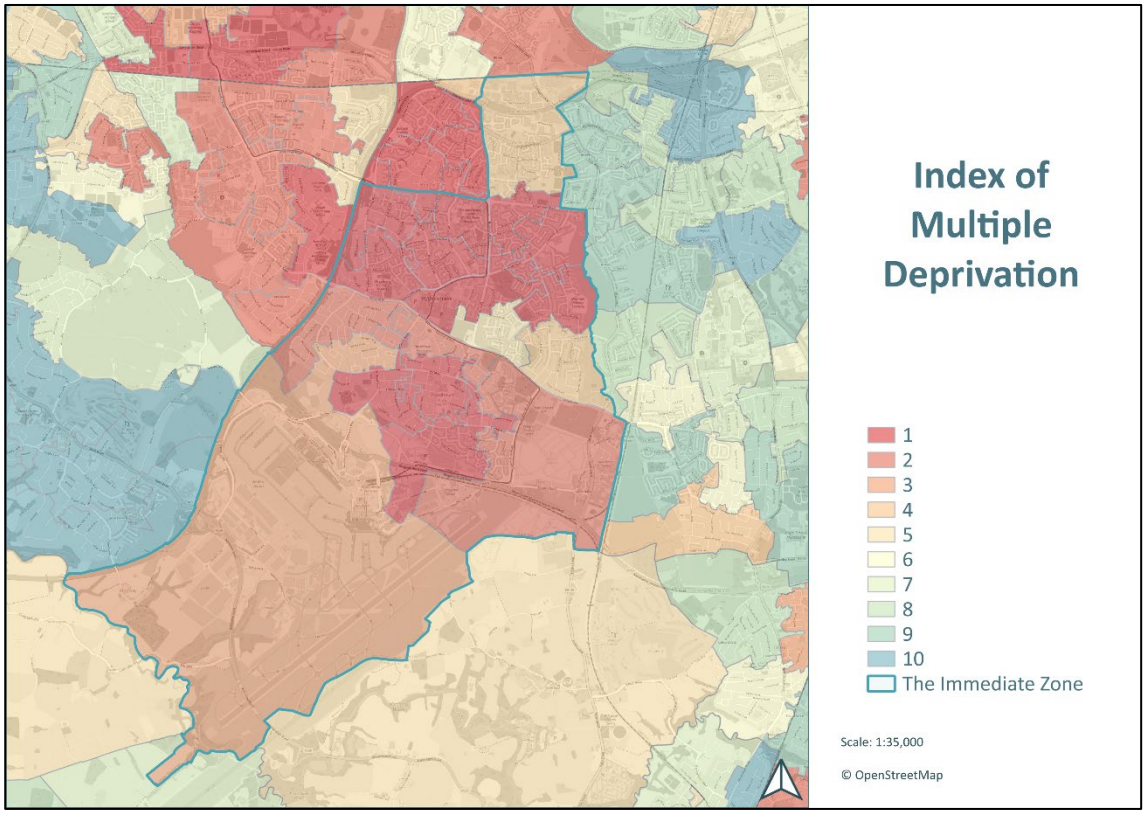
- Income (which measures the proportion of the population experiencing deprivation relating to low income);
- Employment (which measures the proportion of the working age population in an area involuntarily excluded from the labour market);
- Education, skills and training (which measures the lack of attainment and skills in the local population);
- Health and disability (which measures the risk of premature death and the impairment of quality of life through poor physical or mental health);
- Crime (which measures the risk of personal and material victimisation at a local level);

- Barriers to Housing and Services (which measures the physical and financial accessibility of housing and local services); and
- Living Environment (which measures the quality of the local environment).

4.5 According to the IMD 2025, of the 317 local authorities in England (where 1 is the most deprived and 317 is the least deprived), Manchester is ranked 2, making it one of the most deprived local authorities in the country.

4.6 IMD data is also available at an LSOA level. Figure 4.1 illustrates how the Immediate Zone performs in the overall IMD decile. As seen, there is some variation across the Immediate Zone although generally deprivation levels are high.

Figure 4.1 Index of Multiple Deprivation



4.7 Table 4.2 details the average decile, minimum decile and maximum decile achieved in the Immediate Zone LSOAs across each domain. The Immediate Zone performs poorly across all deciles, particularly in health deprivation and disability. It performs slightly better in the domains of Barriers to Housing and Services, and Living Environment.

Table 4.2 IMD domain deciles (2025)

Domain	Average decile	Minimum decile	Maximum decile

IMD	2	1	5
Income	2	1	5
Employment	2	1	5
Education, Skills and Training	2	1	6
Health Deprivation and Disability	1	1	3
Crime	2	1	5
Barriers to Housing and Services	4	2	7
Living Environment	7	5	9

Health

4.8 Table 4.3 outlines the condition of residents' general health, as self-reported in the Census 2021. As seen, health in the Immediate Zone appears to be worse than in the other assessment areas, with fewer people described as being in very good or good health, and more people in bad or very bad health.

Table 4.3 General health (2021)

General health	Immediate Zone	Wider Zone	North West	England
Very good health	45.3%	50.8%	47.7%	48.5%
Good health	31.5%	31.4%	32.7%	33.7%
Fair health	14.9%	11.8%	13.4%	12.7%
Bad health	6.2%	4.5%	4.8%	4.0%
Very bad health	2.1%	1.5%	1.4%	1.2%

4.9 Table 4.4 sets out the local authority's performance against several key health indicators, as identified in the Department of Health & Social Care's Fingertips tool [viii]. Life expectancies in the Wider Zone for both males and females are low when compared to regional and national averages. The mortality rate of those aged under 75 is also higher than average.

4.10 Additionally, the rate of physically active adults in the Wider Zone is low.

Table 4.4 Health indicators (2023)

Health indicator	Wider Zone	North West	England
Life expectancy at birth (male)	75.2	77.7	79.3
Life expectancy at birth (female)	79.9	81.7	83.2
Percentage of physically active adults (%)	64.7%	65.5%	67.4%
Smoking prevalence in adults (18 and over)	11.9%	11.8%	11.6%

Housing quality and design

4.11 As seen in Table 4.5, the Immediate Zone is mixed in terms of dwelling size. Dwellings tend to be mid-size, with the vast majority either 2- or 3-bedroom dwellings. There are fewer households living in dwellings with 1-bedroom, or 4 or more bedrooms, when compared to the other assessment areas.

Table 4.5 Number of bedrooms (2021)

Number of bedrooms	Immediate Zone	Wider Zone	North West	England
1 bedroom	7.0%	15.6%	9.3%	11.6%
2 bedrooms	31.9%	32.7%	27.6%	27.3%
3 bedrooms	53.6%	39.8%	44.5%	40.0%
4 or more bedrooms	7.5%	11.9%	18.6%	21.1%

4.12 Table 4.6 details occupancy ratings for bedrooms, as of the 2021 Census. A rating of -1 or less suggests that a household's accommodation has fewer bedrooms than is required, whereas a rating of +1 or more indicates that a household's accommodation has more bedrooms than is required. The data suggests that the Immediate Zone has more overcrowded households when compared to regional and national averages, but fewer overcrowded households when compared to the Wider Zone.

Table 4.6 Occupancy rating for bedrooms (2021)

Occupancy rating	Immediate Zone	Wider Zone	North West	England
+2 or more	23.7%	21.1%	36.0%	35.6%
+1	40.0%	33.3%	36.0%	33.2%
0	30.9%	37.7%	24.6%	26.8%
-1	4.6%	6.3%	2.8%	3.6%
-2 or less	0.7%	1.6%	0.5%	0.7%

4.13 As seen in Table 4.7, very few households in the Immediate Zone live in detached properties when compared to regional and national averages, while there is a higher proportion of households living in flats. The most common housing types in the Immediate Zone are semi-detached and terrace properties, which is consistent with the findings of Table 4.5 which suggests that accommodation in the Immediate Zone tends towards mid-size properties.

Table 4.7 Accommodation type by household (2021)

Accommodation type	Immediate Zone	Wider Zone	North West	England
Detached	6.2%	5.4%	19.0%	22.9%
Semi-detached	39.2%	31.9%	36.8%	31.5%
Terraced	30.3%	27.9%	28.1%	23.0%

Flat	24.0%	33.8%	15.1%	21.4%
Other	0.3%	0.9%	1.0%	1.3%

4.14 The Immediate Zone has a significantly high proportion of households living in social rented housing, at almost half of all households. This is considerably higher than in all other assessment areas. Conversely, there are fewer households living in private rented accommodation when compared to the other assessment areas. At 35.8%, home ownership in the Immediate Zone is well below the regional and national averages, albeit it is consistent with the Wider Zone average.

Table 4.8 Housing tenure (2021)

Accommodation type	Immediate Zone	Wider Zone	North West	England
Detached	6.2%	5.4%	19.0%	22.9%
Semi-detached	39.2%	31.9%	36.8%	31.5%
Terraced	30.3%	27.9%	28.1%	23.0%
Flat	24.0%	33.8%	15.1%	21.4%
Other	0.3%	0.9%	1.0%	1.3%

4.15 The ONS provides data on housing affordability through its ratio of house price to workplace-based earnings[ix]. In 2024, the Wider Zone had an affordability ratio of 6.46, which means residents must pay 6.46 times their annual salary for a house. The ONS defines any ratio below 5 as affordable, and therefore housing in the Wider Zone is considered unaffordable. In comparison, in 2024 the North West region had an affordability ratio of 5.86, while England as a whole had a ratio of 7.71. Although affordability in the Wider Zone appears to be a less pronounced issue than other parts of the UK, housing affordability is a national issue.

4.16 According to the same dataset, the Wider Zone had a median house price of £240,000. This is significantly higher than the regional average (£206,000) but lower than the national average (£289,995).

4.17 MHCLG's Housing Delivery Test (HDT) results[x] demonstrate how well local authorities are meeting their housing requirements. According to the 2023 results, over the period 2020-21 to 2022-23, the Wider Zone had a housing requirement of 7,886 dwellings and delivered 10,161, resulting in a HDT measurement of 129%.

4.18 Manchester City Council published their most recent Five-year Housing Land Supply Statement in April 2024[xi], which includes an update on the local authority's housing land supply position. As of April 2024, the report outlines a housing land supply of 6.2 years.

Access to healthcare services and other social infrastructure

Healthcare

4.19 The following section considers the primary healthcare infrastructure available in the Immediate Zone, in reference to GP surgeries, hospitals, dentists, and pharmacies.

4.20 According to the NHS 'Find a GP' service[xii] allows users to identify which GP surgeries provide services for their postcode. According to the tool, the Proposed Development Site falls within the catchment area of six GP surgeries, two of which are located within Wythenshawe Town Centre itself.

4.21 In Table 4.9 the capacities available at each of these surgeries as of August 2025 (according to NHS data[xiii]) is illustrated. The total capacity is calculated based on the number of FTE GPs at each surgery, and following guidelines that each FTE GP can cater for 1,800 patients. From the results below, it appears that local GP surgeries are operating at healthy capacity levels, with a high number of surplus places available. Although two surgeries are slightly over-capacity, there is a surplus of places available at the majority of surgeries.

Table 4.9 GP capacities (2025)

Name	Patients	FTE GPs	GP requirements	GP shortfall/ surplus
Cornishway Group Practice	10,584	8.1	5.9	2.2
Peel Hall Medical Centre	9,739	9.9	5.4	4.5
Benchill Medical Practice	9,832	5.2	5.5	-0.3
Tregenna Group Practice	5,430	3.9	3.0	0.9
The Park Medical Centre	6,888	6.6	3.8	2.7
Wilmslow Road Surgery	5,769	1.8	3.2	-1.4
Total	**30,155**	**23.2**	**27**	**9**

4.22 According to the NHS 'Find a dentist' service[xiv], there are three dental surgeries within the Immediate Zone: Poundswick Lane Dental Practice, Portway Dental Practice and Brownley Green Dental Practice. Although capacity figures are not published in the same way for dental surgeries as for GP surgeries, all three surgeries indicate that they are currently accepting adult NHS patients, which suggests there are not existing capacity issues.

4.23 According to the NHS 'Find a pharmacy'[xv] service, there are seven pharmacies in the Immediate Zone. Three of these are located within the town centre itself. In addition to standard prescription services, they also offer vaccination and screening services.

4.24 The nearest hospital is Wythenshawe Hospital, located 2km west of the Site.

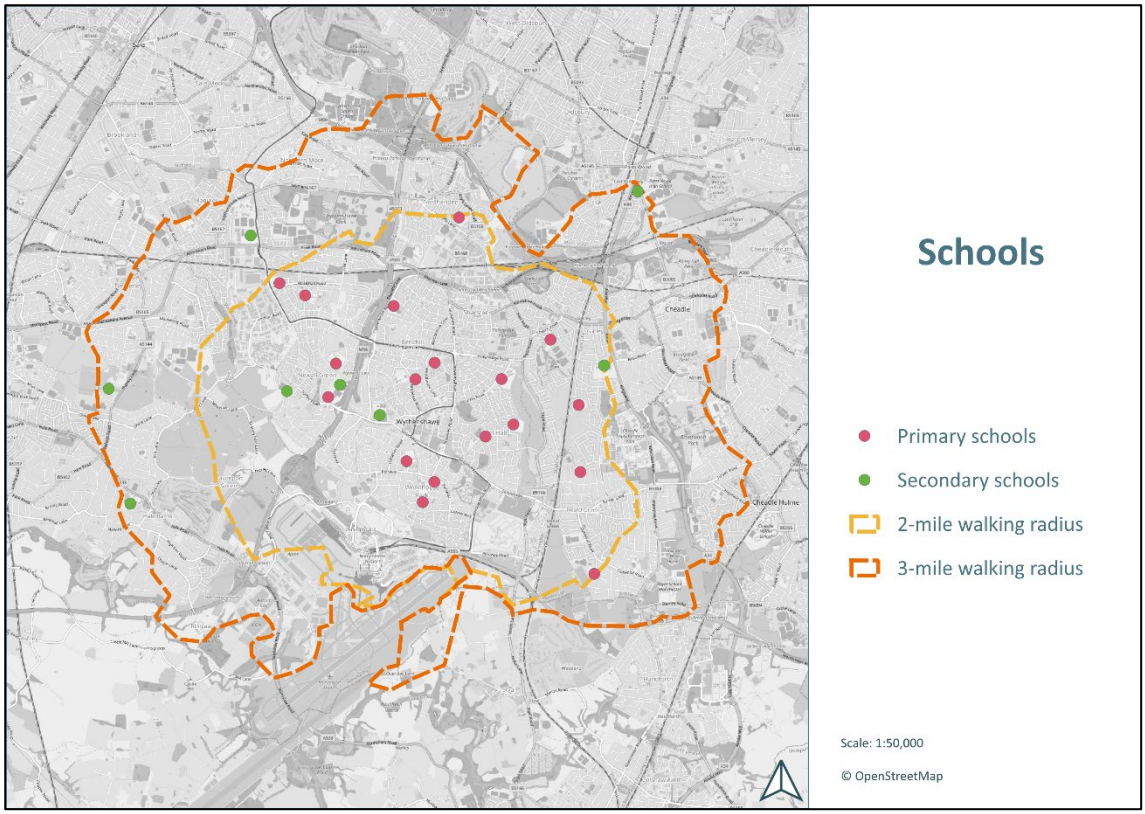
Education

4.25 The following section considers the education infrastructure available in the Immediate Zone, in reference to primary education and secondary education.

4.26 The Department for Education (DfE) travel accessibility standards[xvi] are that schools should be within walking distance of the homes of the majority of its children. For children under 8 years the maximum walking distance is 2-miles and for children over 8 years 3-miles. In view of these standards, the education baseline applies a 2-mile and 3-mile accessibility buffer around the Site.

4.27 Figure 4.2 illustrates all early years and primary education providers within a 2-mile walking distance from the Site, and all secondary schools within a 3-mile walking distance from the Site.

Figure 4.2 Schools



4.28 There are 18 primary schools within a 2-mile walking distance from the Proposed Development, which are detailed in Table 4.10. The most recent Ofsted rating for each school has also been noted. As seen, quality is generally high, with most schools rated as 'Good', two rated as 'Outstanding' and only three rated as 'Requires Improvement' (where data is available).

Table 4.10 Primary schools

Name	Ofsted Rating	Capacity (2023/2024)	Pupils enrolled (2023/2024)	Headroom (2023/2024)	% capacity
Baguley Hall Primary School	Good	525	498	27	5.1%
Benchill Primary School	Requires Improvement	532	475	57	10.7%
Bolshaw Primary School	Good	210	213	-3	-1.4%
Crossacres Primary Academy	Outstanding	630	620	10	1.6%
Gatley Primary School	Outstanding	630	568	62	9.8%
Haveley Hey Community School	Requires Improvement	432	405	27	6.3%
Lum Head Primary School	Good	315	243	72	22.9%
Newall Green Primary School	Good	630	552	78	12.4%

Name	Ofsted Rating	Capacity (2023/2024)	Pupils enrolled (2023/2024)	Headroom (2023/2024)	% capacity
Peel Hall Primary Academy	Requires Improvement	210	176	34	16.2%
Prospect Vale Primary School	Good	210	205	5	2.4%
Ringway Primary School	Good	420	403	17	4.0%
Sacred Heart Catholic Primary School	Good	207	223	-16	-7.7%
Ss John Fisher and Thomas More Catholic Primary School	Good	315	314	1	0.3%
St Anthony's Catholic Primary School	Good	630	629	1	0.2%
St Elizabeth's Catholic Primary School	Good	196	210	-14	-7.1%
St Peter's Catholic Primary School	Good	210	217	-7	-3.3%
St Wilfrid's CofE Aided Primary School Northenden	Good	315	298	17	5.4%
The Willows Primary School	Good	423	408	15	3.5%
Total	**-**	**7,040**	**6,657**	**383**	**5.4%**

4.29 Capacity varies between each school, with some slightly over-capacity, and others slightly under-capacity. Across all the schools, there is a total of 7,040 places available, only 6,657 of which are occupied. This results in a surplus of 383 places, equivalent to 5.4% of all spaces, which points to a healthy level of capacity available.

4.30 Within a 3-mile walking distance of the Site there are eight secondary schools, which are detailed in the table below. Two of the eight were rated as 'Requires Improvement' in their most recent Ofsted inspection which may suggest qualitative issues in secondary education provision.

Table 4.11 Secondary schools

Name	Ofsted Rating	Capacity (2023/2024)	Pupils enrolled (2023/2024)	Headroom (2023/2024)	% capacity
Altrincham College	Good	1,117	980	137	12.3%
Dixons Brooklands Academy	Requires Improvement	1,170	1,022	148	12.6%
Dixons Newall Green Academy	-	700	133	567	81.0%[1]
Manchester Enterprise Academy	Good	1,320	1,266	54	4.1%
Parrs Wood High School	Good	1,932	1,907	25	1.3%
Saint Ambrose College	Good	1,050	1,068	-18	-1.7%
Saint Paul's Catholic High School	Good	900	939	-39	-4.3%
The Kingsway School	Requires Improvement	1,670	1,294	376	22.5%
Total	**-**	**9,859**	**8,609**	**1,250**	**12.7%**

4.31 Generally there is a high number of surplus places available at the schools, although there are slight capacity issues at two schools. Across the eight schools there is a surplus of 1,250 places, which equates to 12.7% of all places available.

Access to open space and nature

4.32 According to the 2025 Manchester Open Space Assessment[xvii], there are a total of 199 open spaces in the Wythenshawe sub-area, totalling 331.32ha.

4.33 The table below details the provision of open spaces across the sub-area:

Table 4.12 Wythenshawe open space provision

Open space typology	Number of open spaces	Existing provision (ha)
Allotments and community gardens	7	8.10
Amenity greenspace	62	49.43
Cemeteries and burial grounds	18	6.89
Civic spaces	0	0.00
Natural and semi-natural areas greenspace	61	115.41
Parks and gardens	13 (incl. 1 strategic park)	147.53 (incl. 107.43 strategic parks)

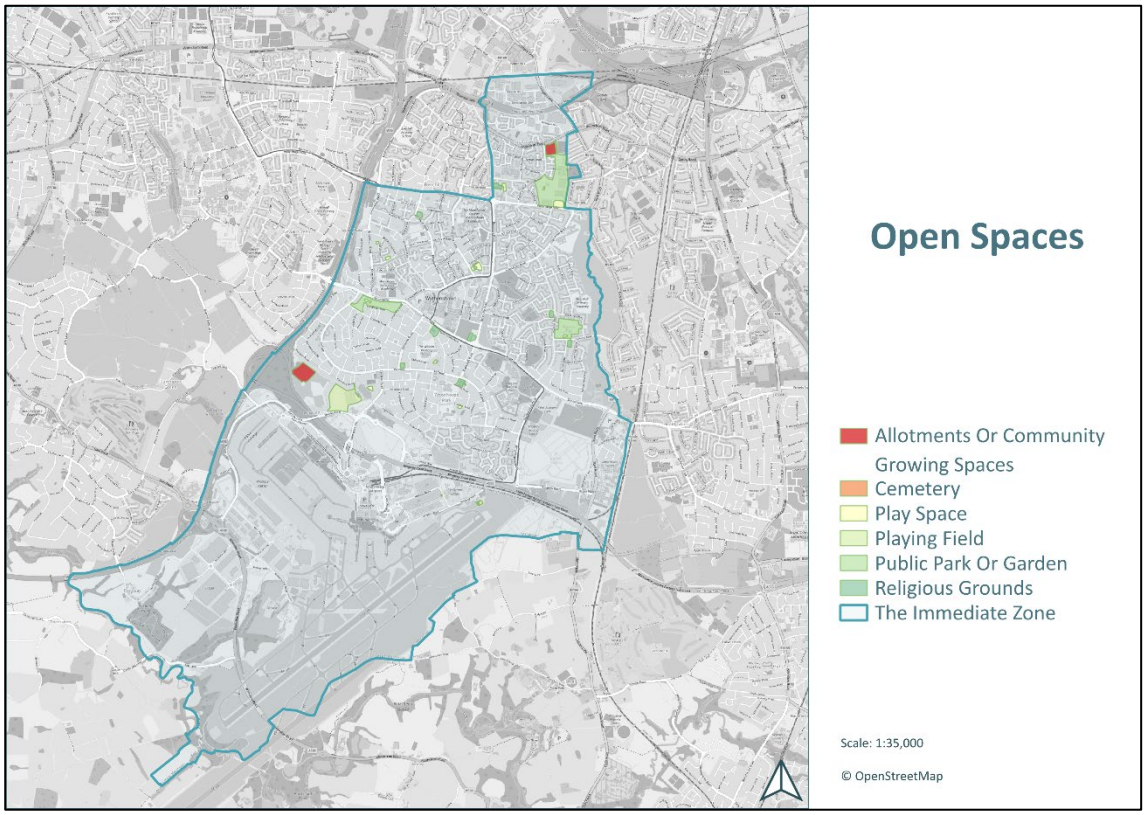
[1] Dixons Newall Green Academy opened in 2023 and so capacity in 2023/24 is unlikely to reflect true enrolment.

Open space typology	Number of open spaces	Existing provision (ha)
Provision for children and young people	38	3.85
Total	**199**	**331.21**

4.34 In terms of accessibility, the assessment identifies access issues particularly in the typologies of Local Area for Play (LAP) and Local Equipped Area for Play (LEAP) provision, and in allotments and community gardens. The assessment also identifies 'quality' factors with open space provision in Wythenshawe, with a higher number of sites graded as 'Poor' or 'Fair', fewer sites graded as 'Good' or 'Very Good', and no sites graded as 'Excellent'. This varies by typology, however, with natural and semi-natural greenspace performing particularly poorly, and provision for children and young people scoring highly.

4.35 Figure 4.3 illustrates the open spaces within the Immediate Zone specifically, according to the OS Open Greenspace dataset[xviii].

Figure 4.3 Open Spaces



Air quality, noise and neighbourhood amenity

4.36 Poor air quality appears to be major issue in Greater Manchester, according to PfE. Transport is the primary source of air pollution, with roads accounting for 65% of nitrogen

oxides (NO_x), 79% of larger particulates (PM10) and 31% of carbon dioxide. Wood burning stoves and coal fires are another major contributor. Other sources of air pollution include power stations, biomass, incineration and other industrial activities and agriculture practices.

4.37 A small section in the central area of the site along Rowlandsway is designated as part of the Manchester Air Quality Management Area (AQMA). Areas to the south of the site along Simonsway are also located in the Manchester AQMA, which was declared for exceedances of the annual mean Air Quality Objective (AQO) for nitrogen dioxide (NO2) and Particulate Matter (PM10).

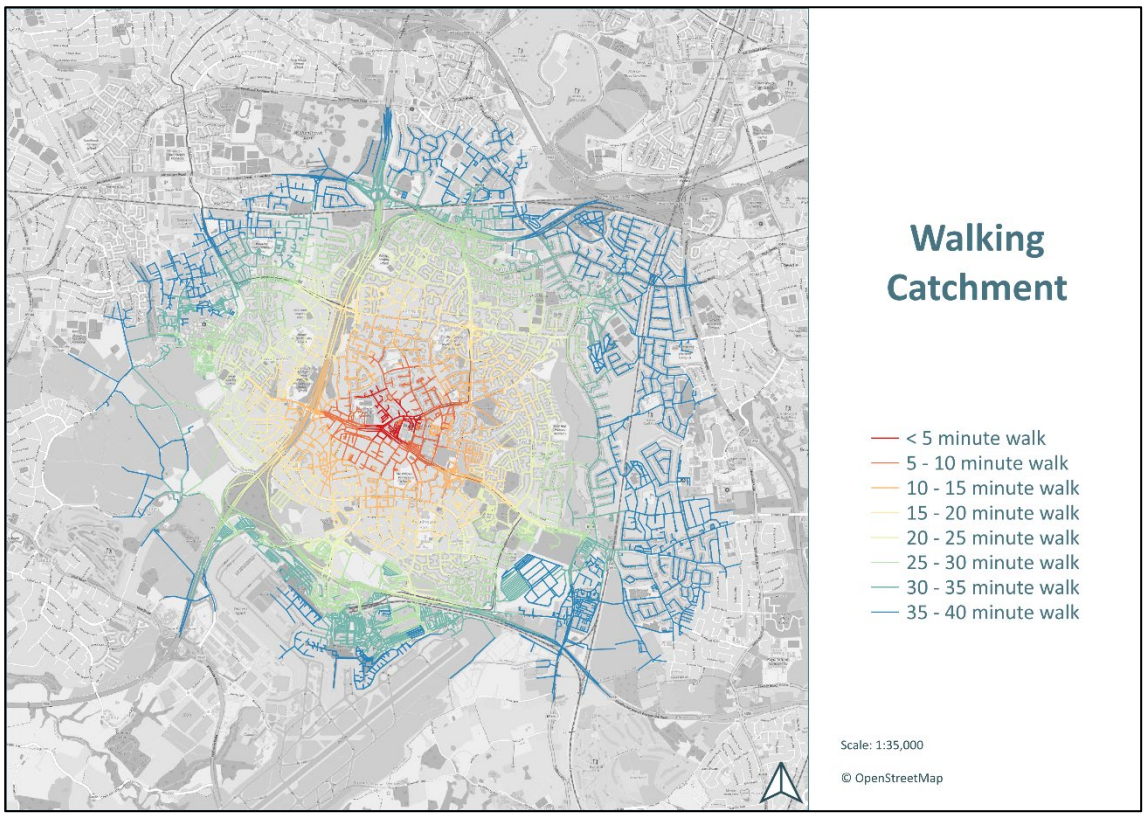
Accessibility and active travel

4.38 There are no train stations within the Immediate Zone, although there are a number of tram stops which serve the Manchester Metrolink. These offer regular services between the city centre and Manchester Airport. The nearest tram stop to the Proposed Development is located within a 5-minute walking distance.

4.39 Wythenshawe bus station is located within the town centre, and is therefore in close proximity to the town centre. This offers frequent buses running to the city centre, the airport, Altrincham and Stockport.

4.40 In addition, there are a number of key community services and facilities located in proximity which may encourage the use of active travel modes. The figure below shows the extent of the 2-mile walking catchment from the Site, which broadly translates to a 40-minute walking distance.

Figure 4.4 Walking Catchments



4.41 The matrix below illustrates the key facilities that are accessible within a 20-minute walk from the Proposed Development.

Table 4.13 Accessibility to key services and facilities

Key facility	5-minute walk	10-minute walk	15-minute walk	20-minute walk
Primary school	✓			
Secondary school	✓			
Bus stop	✓			
Train station				
GP surgery	✓			
Dental surgery	✓			
Pharmacy	✓			
Hospital				
Park	✓			
Supermarket	✓			
Library	✓			
Community centre	✓			

4.42 As seen, the majority of services and facilities are accessible within a 20-minute walk from the Proposed Development. Many are located within the town centre itself and are therefore within a 5-minute walk. The only facilities located outside of the 20-minute walking distance are a train station and a hospital, with the nearest train station (Heald

Green) located 30-minutes away and the nearest hospital (Wythenshawe Hospital) located 35-minutes away.

Crime reduction and community safety

4.43 In the IMD, the Immediate Zone scores poorly in the Crime domain, suggesting that crime is a pervasive issue in the local area.

4.44 The ONS publishes data relating to recorded crime figures for Community Safety Partnership (CSP) areas in England and Wales[xix]. The Wider Zone broadly aligns with the Manchester CSP area. As of the year ending March 2024, the Manchester CSP area had a crime rate of 165.9 recorded crimes per 1,000 people. This makes it the area with the highest crime rate in the North West region, and the CSP area with the fourth-highest crime rate overall.

Access to healthy food

4.45 The main supermarkets in the Immediate Zone are all located within the town centre itself and therefore are very accessible to the Proposed Development. These include an Asda supermarket and Iceland supermarket. It is assumed they would have a wider range of affordable food. In addition, there are a number of smaller convenience stores throughout the Immediate Zone which would meet everyday needs.

4.46 According to the OS Open Greenspace dataset, there are two allotments in the Immediate Zone, the Sharston Community Allotments and the Woodhouse Park Allotments, the latter of which is located an approximately 20 minute walk from the site.

Access to work and training

4.47 Table 4.14 details the economic activity of residents aged 16 and over as of the Census 2021.

Table 4.14 Economic activity status (2021)

Economic activity status	Immediate Zone	Wider Zone	North West	England
Economically active (including students)	59.6%	59.2%	58.9%	60.9%
In employment	54.6%	53.5%	55.5%	57.4%
Unemployed	5.1%	5.7%	3.4%	3.5%
Economically inactive	40.4%	40.8%	41.1%	39.1%
Retired	15.1%	10.6%	22.2%	21.5%
Student	4.9%	13.1%	5.6%	5.6%
Looking after home or family	6.9%	6.6%	4.7%	4.8%

Economic activity status	Immediate Zone	Wider Zone	North West	England
Long-term sick or disabled	8.8%	5.9%	5.3%	4.1%
Other	4.7%	4.6%	3.3%	3.1%

4.48 As seen, the Immediate Zone has an economic activity rate of 59.6% which is broadly consistent with the other assessment areas. 5.1% of adults are unemployed which is slightly higher than regional and national averages. There are fewer adults who are retied or students when compared to regional and national averages. However, there are more adults looking after home or family or long-term sick or disabled in comparison to the other assessment areas.

4.49 As of September 2025, Manchester had a total of 25,320 people claiming Universal Credit or Jobseeker's Allowance (JSA)[xx]. Of these, 4,940, or 19.5%, are aged between 16 and 24.

4.50 In Manchester, 6.2% of residents aged between 16 and 64 are claiming Universal Credit or JSA. This is well above the regional average of 4.2% and the national average of 4.1%.

4.51 As seen in Table 4.15, in comparison to national averages, the Immediate Zone has fewer people employed in occupations associated with high wages and high qualifications (e.g. managers, directors and senior officials and professional occupations), and more people employed in occupations associated with lower wages and lower qualifications (e.g. sales and customer service occupations and elementary occupations).

Table 4.15 Occupation (2021)

Occupation	Immediate Zone	Wider Zone	North West	England
1. Managers, directors and senior officials	6.7%	8.7%	11.4%	12.9%
2. Professional occupations	13.8%	23.9%	19.2%	20.3%
3. Associate professional and technical occupations	9.9%	13.5%	12.6%	13.3%
4. Administrative and secretarial occupations	9.2%	8.0%	9.7%	9.3%
5. Skilled trades occupations	9.5%	6.6%	10.0%	10.2%
6. Caring, leisure and other service occupations	13.9%	10.1%	10.0%	9.3%

Occupation	Immediate Zone	Wider Zone	North West	England
7. Sales and customer service occupations	10.5%	9.3%	8.4%	7.5%
8. Process, plant and machine operatives	8.4%	6.4%	7.6%	6.9%
9. Elementary occupations	18.2%	13.5%	11.0%	10.5%

4.52 In terms of industries worked in, there are more people in the Immediate Zone employed in transport and storage, administrative and support service activities and human health and social work activities when compared to national averages. However, there are fewer people employed in manufacturing, construction and professional, scientific and technical activities.

Table 4.16 Industry (2021)

Industry	Immediate Zone	Wider Zone	North West	England
A: Agriculture, Forestry and fishing	0.2%	0.1%	0.7%	0.8%
B: Mining and quarrying	0.0%	0.0%	0.1%	0.2%
C: Manufacturing	5.7%	4.4%	8.1%	7.3%
D: Electricity, gas, steam and air conditioning supply	0.5%	0.4%	0.6%	0.6%
E: Water supply; Sewerage, Waste management and Remediation activities	0.6%	0.4%	1.0%	0.7%
F: Construction	6.9%	5.0%	8.0%	8.7%
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	16.0%	15.4%	16.1%	15.0%
H: Transport and storage	9.9%	6.0%	5.1%	5.0%
I: Accommodation and food service activities	7.1%	7.0%	5.1%	4.9%
J: Information and communication	4.3%	5.3%	3.5%	4.7%
K: Financial and insurance activities	2.2%	3.2%	3.0%	3.8%
L: Real estate activities	1.4%	1.5%	1.5%	1.6%
M: Professional, scientific and technical activities	3.2%	7.6%	5.8%	6.7%

Industry	Immediate Zone	Wider Zone	North West	England
N: Administrative and support service activities	8.9%	6.6%	5.1%	5.3%
O: Public administration and defence; compulsory social security	3.2%	4.2%	6.1%	5.8%
P: Education	7.4%	10.9%	9.7%	9.9%
Q: Human health and social work activities	19.2%	17.4%	16.2%	14.6%
R, S, T, U Other	3.4%	4.5%	4.2%	4.6%

4.53 Data on earnings is available from the Annual Survey of Hours and Earnings (ASHE) at a local authority level[xxi]. As of 2024, full-time workers in Manchester had a weekly gross pay of £669.80 and part-time workers had a weekly gross pay of £258.00. In both cases, this is below regional and national averages.

Table 4.17 Weekly gross pay (2024)

Weekly gross pay	Wider Zone	North West	England
Full-time workers	£669.80	£696.00	£732.00
Part-time workers	£258.00	£265.10	£262.90

4.54 Table 4.18 details travel to work patterns in the assessment areas, according to the Census 2021. The Immediate Zone has a significantly lower proportion of people who work mainly from home in comparison to the other assessment areas. In comparison to national averages, the Immediate Zone has a higher rate of people using sustainable methods of transport, such as active travel and public transport.

Table 4.18 Method of travel to work (2021)

Method of travel to work	Immediate Zone	Wider Zone	North West	England
Work mainly at or from home	20.2%	31.6%	27.3%	31.5%
Public transport (tram, train or bus)	13.0%	13.9%	6.0%	8.2%
Private transport (car, van, motorcycle or taxi)	52.1%	40.4%	55.8%	49.6%
Active transport (walking or cycling)	13.5%	12.8%	9.7%	9.7%
Other	1.2%	1.3%	1.0%	1.0%

4.55 As seen in the table below, the Immediate Zone appears to have a high number of people working locally, with more people travelling less than 5km to work, and fewer people travelling more than 20km to work.

Table 4.19 Distance travelled to work (2021)

Method of travel to work	Immediate Zone	Wider Zone	North West	England
Less than 2km	15.8%	12.1%	12.2%	11.0%
2km to less than 5km	21.8%	16.7%	14.9%	12.6%
5km to less than 10km	13.8%	15.2%	13.6%	11.7%
10km to less than 20km	9.7%	7.4%	10.8%	10.4%
20km to less than 30km	1.8%	1.4%	3.7%	4.0%
30km to less than 40km	0.3%	0.8%	1.5%	1.7%
40km to less than 60km	0.6%	1.0%	1.0%	1.3%
60km and over	1.2%	1.3%	1.1%	1.3%
Works mainly from home	20.2%	31.6%	27.3%	31.5%
Works mainly at an offshore installation, in no fixed place, or outside the UK	15.0%	12.7%	13.9%	14.5%

Social cohesion and lifetime neighbourhoods

4.56 Table 4.20 details the age structure of the Immediate Zone in comparison to the other assessment areas. Relative to regional and national averages, the Immediate Zone has a younger population, with a higher population of people under 16 and fewer over 65s. The working-age population is however consistent with the national average, and below that of the Wider Zone average.

Table 4.20 Age structure (2021)

Age group	Immediate Zone	Wider Zone	North West	England
0-15	23.4%	20.6%	18.8%	18.6%
16-64	63.3%	69.9%	62.5%	63.0%
65+	13.3%	9.5%	18.7%	18.4%

4.57 The Census 2021 also collected data on the definition of respondents as disabled under the Equality Act (2010), which is summarised in the table below. 22.6% of people in the Immediate Zone are defined as disabled, which is significantly higher than the other assessment zones.

Table 4.21 Disabilities (2021)

Disability	Immediate Zone	Wider Zone	North West	England
Disabled under the Equality Act	22.6%	17.5%	19.4%	17.3%
Not disabled under the Equality Act	77.4%	82.5%	80.6%	82.7%

Minimising the use of resources

4.58 According to PfE, around two-thirds of carbon emissions in Greater Manchester come from domestic and commercial buildings. The PfE identifies a number of 'Heat and Energy Network Opportunity Areas' across Greater Manchester, as areas which have the potential to achieve significant reduction in emissions, and have significant potential for promoting regional growth in the Low Carbon sector. The Proposed Development is located in one of the Heat and Energy Network Opportunity Areas.

Climate change

4.59 As per the Greater Manchester Climate Change Risk Assessment (2024)[xxii], in the decade 2012 to 2021, temperatures were on average 1.0°C warmer than the 1961 to 1990 average. Seasonal rainfall has also changed, with decreasing summer rainfall and increasing winter rainfall.

4.60 If these trends continue, the assessment projects that Manchester will experience hotter, direr summers, warmer winters, heavy, more intense rainfall and more severe droughts. These impacts present high risks to the natural environment, infrastructure, health, communities and built environment, and business.

5 Rapid Health Impact Assessment Matrix

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
1. Housing design and affordability				
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	☒ Yes ☐ Partial ☐ No	A proportion of homes will be M4(2) compliant.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	M4(2) dwellings should be provided in line with Policy JP-H3 of PfE.
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	☒ Yes ☐ Partial ☐ No	180 of the dwellings will be delivered as older persons accommodation in the form of extra care housing.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Accommodation for older people should be provided in line with Policy JP-H3 of PfE.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	☒ Yes ☐ Partial ☐ No	As above, 180 of the dwellings will be delivered as extra care accommodation.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Accommodation for older people should be provided in line with Policy JP-H3 of PfE.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	☒ Yes ☐ Partial ☐ No	The Design and Access Statement (DAS) submitted as part of this planning application details how the Proposed Development will be designed to a high quality.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Deliver the dwellings in line with Policy JP-H3 of PfE.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	☒ Yes ☐ Partial ☐ No	The Proposed Development intends to deliver a range of housing types and sizes, from 1-bedroom flats to houses. The Proposed Development will provide a significant quantum of affordable homes. 180 of the dwellings will also be delivered as extra care apartments for older people.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Provide an appropriate housing mix that is informed by available local housing needs evidence, and in line with Policies JP-H2 and JP-H3 of PfE.
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	☒ Yes ☐ Partial ☐ No	The planning application material should confirm how the proposals will meet the required energy standards.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Include a Sustainability Statement which can confirm how the Proposed Development will be delivered in line with Policy JP-S1 of PfE.
2. Access to health and social care services and other social infrastructure				
Does the proposal retain or re-provide existing social infrastructure?	☒ Yes ☐ Partial ☐ No	The Proposed Development does not include any additional social infrastructure. However, baseline analysis suggests current provision is adequate.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted	☒ Yes ☐ Partial ☐ No	Analysis has been undertaken to assess the impact of the Proposed Development on local health and social care services.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
regarding existing and planned healthcare capacity?		This analysis of local health services shows that there is significant capacity within local GP surgeries to accommodate demand that may arise from occupation of the Proposed Development.		
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	☒ Yes ☐ Partial ☐ No	The Proposed Development does not include a healthcare facility.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19 education needs and community facilities?	☒ Yes ☐ Partial ☐ No	Proximity analysis has been undertaken to identify the location and accessibility of social infrastructure within the Immediate Zone of Influence. There is a healthy level of capacity within local primary and secondary schools which should be expected to accommodate any demand associated with the new development.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal explore/allow for opportunities for shared community use and co-location of services?	☒ Yes ☐ Partial ☐ No	The Proposed Development does not include additional community space.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further recommendations are made at this stage.
3. Access to open space and nature				

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal retain and enhance existing open and natural spaces?	☒ Yes ☐ Partial ☐ No	The Proposed Development includes a small quantum of open space.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider how the Proposed Development can contribute to urban green space in line with Policy JP-G6 of PfE.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	☒ Yes ☐ Partial ☐ No	Although the Proposed Development does not provide new open space, it benefits from good access to existing spaces.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal provide links between open and natural spaces and the public realm?	☒ Yes ☐ Partial ☐ No	The Proposed Development includes landscaping which will provide links between open spaces and the public realm.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Are the open and natural spaces welcoming and safe and accessible for all?	☒ Yes ☐ Partial ☐ No	The areas of open and natural space within the proposals will benefit people of all ages and disabilities.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal seek to provide a range of play spaces for children and young people?	☒ Yes ☐ Partial ☐ No	The Proposed Development does not include formal play spaces for children and young people although as noted in the baseline analysis section, there a number of such spaces within proximity to the site.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further recommendations are made at this stage.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal set out how new open space will be managed and maintained?	☒ Yes ☐ Partial ☐ No	Details of how new open space will be managed and maintained will be a matter for subsequent stages for the development process.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	This should be agreed prior to the development taking place.
4. Air quality, noise and neighbourhood amenity				
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	☒ Yes ☐ Partial ☐ No	Construction impacts will be minimised through the effective implementation of a Construction Environmental Management Plan (CEMP).	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Monitor CEMP measures to ensure that they are effective in mitigating impacts. Put in place effective community liaison and response measures to deal quickly with any non-compliances or adverse impacts.
Does the proposal seek to minimise air pollution caused by traffic and energy facilities?	☒ Yes ☐ Partial ☐ No	The site is in a sustainable location, and by promoting active and sustainable modes of transport, proposals minimise the impact of air pollution caused by traffic.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Implement a Residential Travel Plan and Employment Travel Plan during the occupancy phase to encourage sustainable modes of travel.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	☒ Yes ☐ Partial ☐ No	The site is in a sustainable location, and by promoting active and sustainable modes of transport, proposals minimise the impact of air pollution caused by traffic.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Implement a Residential Travel Plan and Employment Travel Plan during the occupancy phase to encourage sustainable modes of travel.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
5. Accessibility and active transport				
Does the proposal address the ten Healthy Streets indicators?	☒ Yes ☐ Partial ☐ No	By promoting the use of active travel and public transport over cars, the Proposed Development will meet several of the Healthy Streets indicators.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider indicators such as 'shade and shelter' and 'places to stop and rest' when designing the landscaping at the Proposed Development.
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	☒ Yes ☐ Partial ☐ No	The Proposed Development is well placed to connect to existing local walking networks.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	It is considered that the Proposed Development encourages walking and therefore no further recommendations are made at this stage.
Does the proposal prioritise and encourage cycling for example by providing secure cycle parking, showers and cycle lanes?	☒ Yes ☐ Partial ☐ No	A cycle store is located at Plot 3.3 which will encourage cycling by providing a safe storage area.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Deliver cycling infrastructure in line with Policies JP-C1, JP-C5 and JP-C6 of the PfE.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒ Yes ☐ Partial ☐ No	The Proposed Development is well connected to existing cycle and walking networks in the town centre.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal include traffic management and calming	☒ Yes ☐ Partial	A Transport Assessment will be submitted as part of the planning application which will	☐ Positive ☐ Negative	Implement any measures identified in the Transport

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
measures to help reduce and minimise road injuries?	☐ No	identify any measures which can be introduced to reduce road injuries.	☐ Neutral ☒ Uncertain	Assessment to improve road safety of the proposals.
Is the proposal well connected to public transport, local services and facilities?	☒ Yes ☐ Partial ☐ No	The Proposed Development is sustainably located which ensures that residents have good access to public transport and local services and facilities.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	☒ Yes ☐ Partial ☐ No	Car parking will be provided in line with the Council's adopted parking standards.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Implement a Residential Travel Plan and Employment Travel Plan during the occupancy phase to promote car sharing and car clubs.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒ Yes ☐ Partial ☐ No	Good and inclusive accessibility is incorporated into the Proposed Development.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider the application of good practice guidelines set out within 'Disability and Inclusive Access to the Built Environment' (2010).
6. Crime reduction and community safety				
Does the proposal incorporate elements to help design out crime?	☒ Yes ☐ Partial ☐ No	The DAS demonstrates how proposals are designed to be safe and secure.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider the implementation of Secure by Design principles.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	☒ Yes ☐ Partial ☐ No	The DAS demonstrates how proposals are designed to be safe and secure.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider the implementation of Secure by Design principles.
Does the proposal include attractive, multi-use public spaces and buildings?	☒ Yes ☐ Partial ☐ No	The Proposed Development is designed to a high standard and regard has been given to making the Site an attractive, functional and safe location throughout the design process.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Has engagement and consultation been carried out with the local community and voluntary sector?	☒ Yes ☐ Partial ☐ No	Consultation with the local community and voluntary sector in regards to crime and safety is yet to be carried out.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Consult local community and voluntary sectors to understand how the Proposed Development can improve safety in the town centre.
7. Access to healthy food				
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	☒ Yes ☐ Partial ☐ No	The Proposed Development does not include allotments or community farms. The retail floorspace has the potential to be used for farmers' markets on an occasional basis.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Consider how farmers' markets can be incorporated at the Site.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	☒ Yes ☐ Partial ☐ No	The Proposed Development includes new retail floorspace which could be used as food stores or smaller affordable shops.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider how retail floorspace can be used for food stores or independent shops.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	☒ Yes ☐ Partial ☐ No	The operators included at the Proposed Development are yet to be determined.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Restrict the use of the retail floorspace as a hot-food takeaway.
8. Access to work and training				
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	☒ Yes ☐ Partial ☐ No	The Proposed Development is anticipated to support 1,090 construction jobs, which equates to 506 jobs per annum. The Proposed Development is expected to directly generate approximately 15 FTE jobs through the new retail and workplace floorspace provided on-site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider opportunities to source local employment during the construction phase through the promotion of jobs in local job centres and school/colleges. Consider apprentice and volunteering schemes where appropriate.
Does the proposal provide childcare facilities?	☒ Yes ☐ Partial ☐ No	The Proposed Development does not include childcare facilities.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal include managed and affordable workspace for local businesses?	☒ Yes ☐ Partial ☐ No	The Proposed Development includes a small quantum of retail and workplace floorspace.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider how affordable spaces can be implemented to support local businesses.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal include opportunities for work for local people via local procurement arrangements?	☒ Yes ☐ Partial ☐ No	During the construction period, the level of construction employment is expected to be significant (approximately 506 jobs per annum). During operation, an additional 15 FTE jobs are expected to be supported on-site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Local employment and the use of local suppliers during the construction phase and operation should be promoted.
9. Social cohesion and inclusive design				
Does the proposal consider health inequalities by addressing local needs through community engagement?	☒ Yes ☐ Partial ☐ No	Consultation with the local community in regards to local needs and health inequalities is yet to be carried out.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Consult local community and voluntary sectors to understand how the Proposed Development can address local needs.
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	☒ Yes ☐ Partial ☐ No	The Proposed Development is well integrated with the existing town centre and its facilities.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal include a mix of uses and a range of community facilities?	☒ Yes ☐ Partial ☐ No	The Proposed Development includes residential development and some retail/workplace floorspace. It is also well connected with a range of community facilities within the existing town centre.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal provide opportunities for the voluntary and community sectors?	☒ Yes ☐ Partial ☐ No	The retail and workplace floorspace provided on-site may offer opportunities for voluntary and community sectors.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Consider how the retail and workplace floorspace can be used by voluntary and community sectors.
Does the proposal take into account issues and principles of inclusive and age-friendly design?	☒ Yes ☐ Partial ☐ No	Principles of inclusive and age-friendly design have been incorporated into the Proposed Development.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
10. Minimising the use of resources				
Does the proposal make best use of existing land?	☒ Yes ☐ Partial ☐ No	The site is currently vacant. The density of the Proposed Development will ensure that the Site is used more efficiently than its existing use.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Deliver the Proposed Development in line with Policy JP-H4 of PfE.
Does the proposal encourage recycling, including building materials?	☒ Yes ☐ Partial ☐ No	Any waste as part of the construction phase will be reused and recycled where possible.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Enable recycling and waste reduction during the construction phase, in accordance with Policy JP-S6 of PfE.
Does the proposal seek to incorporate sustainable design and construction techniques?	☒ Yes ☐ Partial ☐ No	The implementation of a CEMP will ensure that sustainable construction techniques are embedded in the Proposed Development.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Deliver proposals in line with Policy JP-S6 of PfE.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
11. Climate change				
Does the proposal incorporate renewable energy?	☒ Yes ☐ Partial ☐ No	Renewable energy is not integrated with the Proposed Development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Consider opportunities to incorporate renewable forms of energy into the Proposed Development.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	☒ Yes ☐ Partial ☐ No	Details of energy efficiency and climate change proofing, including measures to conserve and recycle water is set out within the Design and Access Statement.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Deliver proposals in accordance with Policies JP-S1 and JP-S2 of PfE.
Does the proposal maintain or enhance biodiversity?	☒ Yes ☐ Partial ☐ No	The Proposed Development is not expected to have a significant impact on biodiversity. A Biodiversity Net Gain Assessment has been undertaken to support the planning application.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Provide a Biodiversity Net Gain Assessment with the planning application to demonstrate how proposals will be delivered in line with Policy JP-G8 of PfE.
Does the proposal incorporate sustainable urban drainage techniques?	☒ Yes ☐ Partial ☐ No	The planning application will be supported by a Flood Risk Assessment and Drainage Strategy demonstrating the proposed development is acceptable in terms of flood risk.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Demonstrate, via the Flood Risk Assessment and Drainage Strategy, that proposals are in accordance with Policy JP-S4 of PfE.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Any other comments				
The Proposed Development is identified to have either a positive or neutral impact on all receptors. No negative health impact outcomes have been identified that would necessitate further detailed analysis. A number of enhancement measures have been identified which can further improve health outcomes, and these should be considered and implemented where possible.				
Name of assessor and organisation		Fiona Bruce, Nexus Analytics and Research		
Date of assessment		27/11/25		

[i] Ministry of Housing, Communities and Local Government (2024); 'National Planning Policy Framework'.
[ii] Ministry of Housing, Communities and Local Government (2022); 'Healthy and safe communities'.
[iii] Greater Manchester Combined Authority (2024); 'Places for Everyone Joint Development Plan'.
[iv] Public Health England (2020); 'Health Impact Assessment in spatial planning'.
[v] London Healthy Urban Development Unit (2019); 'Rapid Health Impact Assessment Tool'.
[vi] Office for National Statistics (2022); 'Census 2021'.
[vii] Ministry of Housing, Communities and Local Government (2025); 'English indices of deprivation 2025'.

[viii] Department of Health & Social Care (2023); 'Fingertips'.
[ix] Office for National Statistics (2025); 'House price to workplace-based earnings ratio'
[x] Ministry of Housing, Communities and Local Government (2024); 'Housing Delivery Test: 2023 measurement'.
[xi] Manchester City Council (2024); 'Five-Year Housing Land Supply Statement'.
[xii] NHS (2025); 'Find a GP'.
[xiii] NHS (2025); 'General Practice Workforce, 31 August 2025'.
[xiv] NHS (2025); 'Find a dentist'.
[xv] NHS (2025); 'Find a pharmacy'.
[xvi] Department for Education (2024); 'Travel to school for children of compulsory school age'.
[xvii] Manchester City Council (2025); 'Open Space Assessment'.
[xviii] Ordnance Survey (2025); 'OS Open Greenspace'.
[xix] Office for National Statistics (2024); 'Recorded crime data by Community Safety Partnership area'.
[xx] Office for National Statistics (2025); 'Claimant count'.
[xxi] Office for National Statistics (2025); 'Annual Survey of Hours and Earnings – Resident Analysis'.
[xxii] Greater Manchester Combined Authority (2024); 'Greater Manchester Climate Change Risk Assessment'.



RIDGE

WYTHENSHAWE TOWN CENTRE EMBODIED CARBON SUMMARY REPORT

27th November 2025

WYTHENSHAWE TOWN CENTRE

EMBODIED CARBON SUMMARY REPORT

27th November 2025

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Disclaimer - The LCA predictions of embodied and operational impacts (including costs) conducted using the One Click LCA software, by their very nature, cannot be exact. It is not possible to track all the impacts associated with a product or service back through history accurately. One Click LCA software has been built and tested to enable informed decisions when comparing design options. Generic cost and environmental impact coefficients do not necessarily correspond to those of individual brands of the same product or service due to differences within industries in the way these products and services are delivered. Additionally, the modelling is only as accurate as the information provided, where this is not robust enough assumptions have to be made to ensure modelling can take place. One Click LCA and Ridge & Partners LLP cannot make assurances regarding the accuracy of these reports for the above reasons.

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EXECUTIVE SUMMARY

Ridge and Partners LLP have been appointed by Muse & Wythenshawe Community Housing Group to undertake an Embodied Carbon study for the proposed new residential development 'Wythenshawe Town Centre' in Manchester. The study covers the proposed scheme which consists of 3.3 Brotherton House, C2 The Birtles and 2.1 Alpha House. The modelling results are based on the Arcadis Stage 2 Cost Plans, further supplemented by design information and assumed material quantities where necessary to provide a best estimate of each building 's impact at this stage. Please note the below modelling does not include emissions associated with operational energy or water, as this is not within an embodied carbon scope.

All available information was collected from the team to form the most accurate picture of the proposed scheme as possible, however it is acknowledged that some elements rely on more detailed information being developed by the team during the upcoming design stages. The headline results are reported below:

Table 1. Embodied Carbon totals.

	Embodied Carbon (Carbon Modules A1-A5, B1-B4 & C1-C4)	
	tCO_2eq	**$kgCO_2eq/m^2$ GIFA**
3.3 Brotherton House (19,614m^2)	**15,730**	**802**
C2 The Birtles (6,929m^2)	**5,620**	**811**
2.1 Alpha House (7,528m^2)	**6,150**	**817**
Total (34,071m^2)	**27,500**	**807**

To put the above results into context, the buildings are currently each located within Band D of the RIBA Embodied Carbon rating scale, narrowly exceeding the RIBA 2025 Target for residential buildings by a range of 2-17$kgCO_2/m^2$, which equates to a 1-2% exceedance in total.

As the construction methodologies and results are similar across the 3no developments, the further data analysis of the modelling applies a cumulative approach to the results. Interrogating the reported carbon totals further, the figure below shows the 12 most significant impacts for Embodied Carbon (carbon modules A1-A5, B1-B4, C1-C4). The graph also shows the division between the Upfront Carbon (A1-A5) and the subsequent In-Use and End-of-Life Carbon emissions (B1-B4, C1-C4). The results show that the Building MEP Services are the most significant embodied carbon impact of the scheme (21%), which is likely as a result of a combination of a substantial amount of material introduced to the scheme initially, combined with significant and frequent predicted replacement of materials and systems over the development lifetime (known as Module B4), accounting for 10% of the total embodied carbon impact across the scheme.

The significant contribution of MEP carbon emissions to embodied carbon for the development is influenced by several factors. The MEP equipment is often replaced multiple times over the building's lifespan, and therefore maintenance, replacement, and other emissions such as refrigerant leakage, can massively increase the contribution of services equipment to a building's embodied carbon footprint. Prioritising passive design solutions, such as natural ventilation and the optimisation of building orientation alongside effective shading strategies can minimise the reliance on mechanical and electrical components. Identifying and selecting durable equipment which provides a greater service life, to reduce through-life maintenance requirements should also be considered for future schemes. Additionally, any further rationalisation of wiring, pipework, ducting extent would help to reduce the total impact of this element.

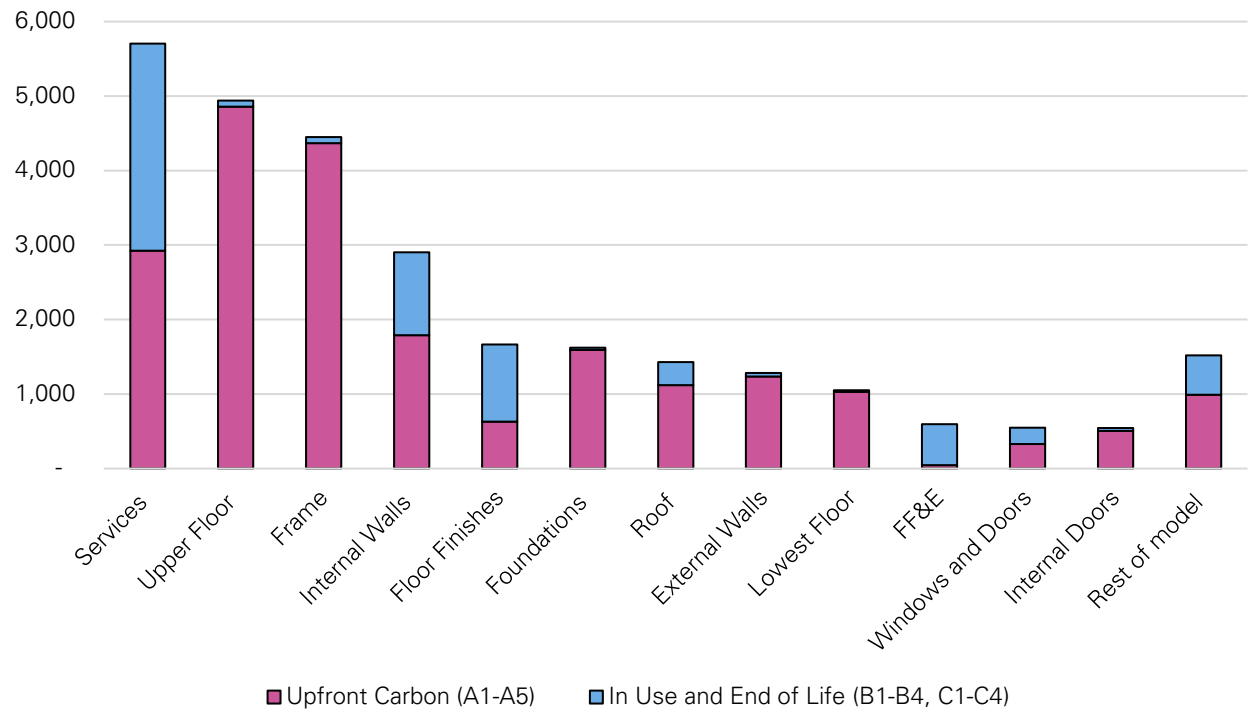


Figure 1. Embodied Carbon by key elemental impacts

Without exact information or specifications provided (which is typically the case for scheme at this early stage), based on RICS methodology and dependent on the equipment assumed at this stage of design, a lifecycle of 15-20 years has been applied to the MEP elements. During the remaining design and construction stages, where the service design is further progressed and manufacturers can provide documentation showing their products are guaranteed for a longer period than specified, these assumptions can be amended to reduce the emissions associated with replacement. This will provide a much more accurate overview of the emissions associated of their systems, and their service life.

Given the mid / high-rise nature of the buildings, the structural solution is also shown to be a significant contributor to the carbon. As such, when combined the Lowest Floor, Upper Floor, Frame and Foundation construction are the most significant material impacts across the buildings by some margin, with 51% of the total embodied carbon impact attributed to these elements. In contrast, although the Upper Floor and Frame make up the largest upfront carbon impact due to the carbon intensity of Ordinary Portland Cement within the concrete construction, in-use emissions associated with replacement and repair are negligible and therefore the contribution to the total embodied carbon is significantly lower (albeit a very minor embodied carbon impact is reported for the end-of-life processes).

The External and Internal Walls are both within the top impacts for the scheme. In contrast to the services, the external walls and to a lesser extent the internal walls demonstrate a significant impact due to the carbon intensity associated with each of their constructions. Utilising materials containing a recycled content reduces the need for raw material extraction and processing, consequently lowering carbon emissions. Further steps to specify reused or higher recycled content products or materials could be made for the external walls and internal blockwork walls, through exploring initiatives such as using reclaimed bricks and blocks containing cement replacement. The use of unfired bricks for the external and non-bearing internal walls could also be investigated as these contain significantly less embodied carbon than standard clay bricks.

Finishes to floors are a significant contributor to the embodied carbon reported. Primarily finishes have short replacement cycles (~10 years on average) and as such have contributed highly to the In-Use emissions, as shown in Figure 1. Some specific finish products have been assumed for the Development at this stage based

on the information provided within the Wythenshawe Employers Requirement Documentation and EPDs have been applied to the model where these are available. Any possibility of increasing the duration of the service life of the finishes specified for the development is likely to provide a significant carbon saving. This emphasises the importance of optimising the finishes specification by modelling and comparing products, verified using Environmental Product Declarations, to ensure long lasting and durable products are selected.

The breakdown between upfront and subsequent embodied carbon impacts ultimately highlights which elements have an impact predominantly associated with the initial material and construction (e.g. concrete frame, substructure) and which elements have a more staggered impact associated with cumulative lifetime replacements (e.g. building services, floor finishes and fittings & furnishings).

POSSIBLE MITIGATION MEASURES

The most efficient method of reducing carbon emissions is to build less and reuse existing products and materials, however, this is not always possible due to availability or building performance requirements. Therefore, the next step is often to look for lower carbon alternatives within the materials commonly used and to prioritise efficiency.

Cement

Concrete is one of the most carbon intensive materials used in construction and this is largely attributable to the Portland Cement within, which has a very energy intensive production process. Long term, concrete manufacturers need to bring down the impacts associated with cement to help decarbonise construction, but in the short-term replacing cement with functionally equivalent alternatives can help to achieve notable savings.



Figure 2. Pour of concrete slab. Where cement replacement and minimisation practices are implemented the carbon impact associated with concrete elements can be notably reduced.

Fly Ash (PFA) and Ground Granulated Blast Furnace Slag (GGBS) are two examples of commercially available cement replacement products which are both by-products of heavy industry (iron-making blast furnaces for GGBS, and coal-burning power plants for PFA). In both cases, their carbon impact is comparatively lower than Portland Cement, and therefore their partial usage helps to reduce reliance on more high-carbon material. In the case of this study, allowances have been made for the minimum cement replacement rates to the Raft Foundations and Lower Structural Columns based on information provided by the structural engineer Renaissance Ltd, however higher proportions of cement replacement could potentially be incorporated subject to review of the impact on concrete curing times and their availability at the time of procurement.

At present, GGBS is increasingly being specified on developments as a means of reducing the embodied carbon impact of concrete, so much so that GGBS is transitioning away from being an underutilised by-product and instead is now in high commercial demand for the sustainability benefits and other unique technical properties. At the same time, the heavy industry processes that produce these by-products are slowly being phased out in the UK (with blast furnaces being replaced by electric arc furnaces for steel production, and coal fired power stations being decommissioned). As a result, the subsequent embodied carbon impact of GGBS / PFA is expected to increase over the coming years. Additionally, the UK standard for concrete specification (BS8500) is in the process of being updated to provide further opportunities for cement replacement through the use of materials such as Limestone Calcined Clay Cements (LC^3) at higher than previously allowed rates, again offering a route to lowering the embodied carbon impact of concrete.

As shown within the results section above, the substructure and superstructure elements are all predicted to be significant contributors to the upfront total due to the concrete construction, currently exacerbated by the assumption that no cement replacement will be included in the concrete mixes at this stage. There are various opportunities to reduce the impacts arising from the concrete elements as the design progresses. As per the outcomes of the design scenario modelling, the use of 40% GGBS cement replacement has been applied to the substructure elements, such as the piles and pile caps in addition to the use of 25% GGBS in the lowest floor slab, upper floor slabs, walls and column elements as a comparative measure to reduce the carbon impact of the design.

As shown in Table 2 below, if the proposed rates of GGBS were incorporated into the development this would lead to notable savings across each building, with each scheme subsequently within the performance levels set out for 2025 in the RIBA Climate Challenge guidance. The application of the recommended rates of cement replacement will be subject to review at a later stage by the structural engineers for the scheme.

Building Totals - With Cement Replacement Incorporated As Above	Embodied Carbon (Modules A1-A5, B1-B4 & C1-C4) $kgCO_2eq/m^2$ GIFA
3.3 Brotherton House (19,614m^2)	**763**
C2 The Birtles (6,929m^2)	**779**
2.1 Alpha House (7,528m^2)	**766**

Table 2. Embodied Carbon totals associated with the application of 40% and 25% GGBS respectively to the substructure and superstructure elements to each plot

Transportation of Products and Site Construction Impacts

In addition to using industry average material quantities (where estimations are unavailable at the early design stage), the modelling software also relies on default transport distances (Module A4) which are currently included in line with RICS Whole Life Carbon guidance. These impacts are assigned to each element individually, so the reported values for each building element include a proportion of transport impact within them. Typically, the A4 impacts contribute ~10% of the upfront carbon total, so interrogating and improving upon the default transport distances allowed for currently by procuring construction materials and products locally could lead to a notable saving in the carbon total.

Construction site impacts (Module A5), meanwhile, are calculated and applied across the development generally, rather than against individual elements, based on best practice guidance from the Building Research Establishment (BRE). These impacts form a significant part of the overall reported embodied carbon total (approximately 4%) therefore improved contractor performance over the baseline assumptions will generate a reduction in the overall upfront carbon totals. Savings could be made by targeting reductions in waste generated on site (and maximising re-use of materials), and through reduction in impact of site fuel use (lower diesel usage, replacing diesel with grid electricity / biodiesel).



Figure 3. Transport of concrete from manufacturing plant to construction site. Transport of materials to site typically accounts for around a tenth of the total upfront carbon impact (A1-A5).

ASSUMPTIONS AND LIMITATIONS

To further supplement the information provided by the design team, certain assumptions have been made. These are based on reasonable industry standards and on our experience with similar building projects. These assumptions were verified with the design team / client team, and are listed below:

- Arcadis have provided Stage 2 Cost Plans which provides an indicative cost of all materials specified at this stage and ensures a minimum of 95% of the capital cost for the project for each building element has been accounted for within the assessment. This has been further supplemented by material allowances provided within the Wythenshawe Employers Requirement document and assumed material quantities from the design team where necessary to provide a best estimate of the scheme's impact at this stage.

- Transport impacts (Module A4) have been included in line with the RICS Whole Life Carbon guidance. No specific product transport details have been included, as procurement has not been defined at this early stage.

- Construction impacts (Module A5) have been included in line with assumed fuel usage and waste production values across the full construction period of the project as follows:
    - Site Waste: 6.5t per 100m^2 gross internal area based on BRE good practice site waste guidance.
    - Site Energy Use: 23.58 kWh; 1.12 l diesel and 0.05l petrol all per m^2 gross floor area (based research conducted on construction site operations in temperate climatic regions, provided by One Click LCA software).

- For concrete specifications, information provided by Civic and AJP for the likely strength, reinforcement and cement replacement rates have been used. Temporary structures, such as formwork have been excluded from the assessment scope.

- At this stage, high level allowances for mechanical & electrical installation have been made based on information provided by the Civic MEP team and extrapolated across the whole design.

- Information provided by the design team and the Employers Requirement Specification has been used to account for finishes, sanitaryware, fittings and furnishings across the scheme. Non-fixed fittings, furnishings and equipment have been excluded from the assessment scope.

- Where no EPD information or specific product references have been provided, generic UK EPDs have been selected matching the closest description to the materials detailed on the documents provided, with assumed recycled contents aligning with RICS Whole Life Carbon Guidance.

- Module B1 (Emissions in Use) has been accounted for using values for refrigerant charge provided by the design team. R32 and R1234ze have been included as the operational refrigerant types and annual / end-of life have been assumed as 2% and 1% respectively for package systems, and 6% and 3% respectively for VRF systems, in line with TM65 guidance

- Modules B2 (Maintenance) and B3 (Repair) have been assumed at 10 $kgCO_2eq/m^2$ GIFA and 2.5 $kgCO_2eq/m^2$ GIFA respectively, in accordance with GLA Whole Life carbon assessment methodology (London Plan Guidance: Whole Life Carbon Assessments).

- Module B4 (Replacement) has been incorporated in the form of default product service lives for each material, based on RICS Whole Life Carbon guidance. For example, windows and internal finishes have an assumed expected lifespan of 35 years and 10 years respectively.

- Module C1 (Deconstruction / Demolition) has been assumed based on UK average demolition impacts relative to gross floor area, as provided by RICS / One Click LCA software.

- Modules C2-C4 (Waste Transportation, Waste Processing & Waste Disposal) are assumed based on end-of-life processing chains relative to each material, as provided by One Click LCA software.

Environmental Statement Non-Technical Summary

Wythenshawe Town Centre

On behalf of Muse Places and Wythenshawe Community Housing Group

November 2025

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Version Final

Date: November 2025

1 INTRODUCTION

1.1 This Non-Technical Summary ("NTS") summarises the findings of the Environmental Statement ("ES") which provides an assessment of likely significant environmental effects as a result of the Proposed Development at Wythenshawe Town Centre (the "Application Site" or "site"). The Application Site is situated within the administrative area of Manchester City Council ("the Council").

1.2 It is proposed that three plots, within the town centre, will be brought forward for residential-led development and are referred to as follows:

- Brotherton House
- C2 The Birtles.
- Alpha House.

1.3 Each site will be brought forward as separate 'Full' planning applications for residential development and will be submitted to Manchester City Council ('MCC') for determination as the Local Planning Authority ('LPA'). The applications are being prepared following the adoption of the Wythenshawe Civic Development Framework ('DF') in January 2023. Two of the plots are located within the Wythenshawe Civic DF area (C2 The Birtles and Alpha House) and the remaining plot (Brotherton House) is located immediately adjacent to the boundary of the DF area. This ES has been prepared as a 'global' ES to support each of the three applications.

1.4 The ES has been prepared on behalf of Muse Places and Wythenshawe Community Housing Group (the "Applicant").

1.5 The ES presents the findings of the Environmental Impact Assessment (EIA) in respect of the planning application. The aim of an EIA and the resultant ES is to assess the Proposed Development's '*likely significant effects*' on the environment, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations').

1.6 This NTS provides a summary of the ES and the findings of the EIA in more accessible, non-technical language. Full details of the assessments can be found within the main ES document (Volume 1) and the associated appendices (Volume 2).

Availability and Comments on the Planning Application

1.7 The full findings of the EIA are presented in a comprehensive set of documents that can be viewed online on Manchester City Council's Planning Portal or at their offices (please contact Manchester City Council for details). Additional copies of the Non-Technical Summary ("NTS") (no charge), ES Volume 1 (£100 plus postage) and the Technical Appendices (£150 plus postage) are available from Asteer Planning, 14 Cateaton Street, Manchester, Greater Manchester, M3 1SQ. The complete ES can also be obtained in USB format for £10 from the same address.

1.8 Comments on the planning application should be sent to Manchester City Council and not Asteer Planning to ensure that they are taken into account by the Council.

Purpose of the Environmental Statement

1.9 The EIA process is an interdisciplinary and multistep procedure to ensure that environmental considerations are included in decisions regarding projects that may impact the environment.

1.10 The ES comprises a series of studies which have been commissioned to address the environmental issues which are considered pertinent to the construction and operational phases of the Proposed Development. The NTS is provided to provide a summary of the ES in non-technical language and to confirm the outcome of the assessment process and confirm the likely significant environmental effects of the Proposed Development (which may be beneficial or adverse).

2 THE EIA SCOPING PROCESS

2.1 In order to determine the content of the EIA, the EIA Regulations make provision for, but do not require, an applicant to request that the local planning authority (LPA) provide a written opinion as to the information to be provided (i.e. 'scoped') within the ES, this is referred to as a Scoping Opinion.

2.2 A request for a Scoping Opinion, which included information regarding the proposed scope, was submitted on behalf of the Applicant to Manchester City Council on 15th October 2025. Manchester City Council issued their Scoping Opinion on 5th November 2025; accordingly, the ES has addressed those environmental issues agreed in the scoping process which are considered pertinent and that could potentially result in "*likely significant effects*" as required by the EIA Regulations.

2.3 This has resulted in the ES having separate 'technical' chapters addressing the following topics:

- Socio-economics and Health; and
- Climate Change.

2.4 These chapters, and the ES as a whole, have been prepared by specialists in their respective fields so to ensure the completeness and quality of the ES in accordance with the EIA Regulations. Each one of these disciplines is discussed in turn within this NTS, summarising the work undertaken and the key findings. Further in-depth information is presented in the full ES.

3 ASSESSMENT APPROACH

3.1 The purpose of the EIA is to identify, describe and assess the likely significant effects of the Proposed Development on the environment. This could be effects caused by impacts from the Proposed Development (e.g. increase in traffic) or existing conditions that could impact the Proposed Development (e.g. ground contamination).

3.2 This global ES supports the three separate full planning applications (Brotherton House, C2 The Birtles and Alpha House) through one singular assessment. Given, the interlinked nature of each application, they are considered to constitute a single project for the purposes of this assessment. Therefore, the 'Proposed Development' as described in this ES collectively refers to the three applications. In addition, it is acknowledged that the proposals are being brought forward following the adoption of the Wythenshawe Civic Development Framework ('DF') (2023). Two of the plots are located within the Wythenshawe Civic DF area (Plot C.2 and 2.1) and the remaining plot (Plot 3.3) is located immediately adjacent to the boundary of the DF area. Image 1 below also identifies each of the site's location, either within or adjacent to the development framework area.

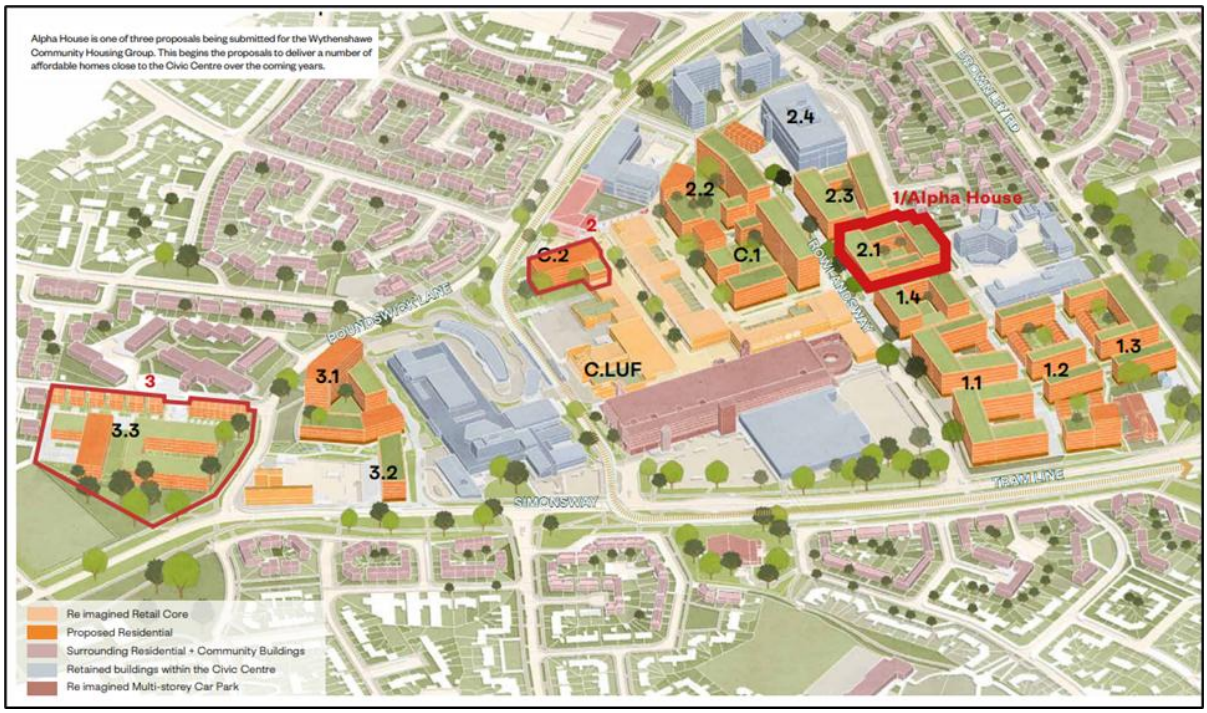


Image 1: Alpha House (ref: 2.1), C2 The Birtles (ref: C.2) and Brotherton House (ref: 3.3) are shown in the context of the wider DF area. Source: Design and Access Statement.

3.3 To ensure that all likely significant effects are identified and assessed, the EIA identifies and defines a 'project for assessment'. This is defined as follows:

- The 'Proposed Development' collectively consisting of the three planning applications for Brotherton House, C2 The Birtles and Alpha House.
- The 'wider Development Project' consisting of the Wythenshawe DF.

3.4 Therefore, the EIA will assess a much wider area than the proposed application boundaries of each plot.

3.5 'Impact' can be described as the action taken, and the 'effect' is the following result of the action. Whilst each environmental discipline has slightly different ways of determining 'significance of effect', generally it can be gained by taking the 'sensitivity' of the resource/receptor and balancing that against the 'magnitude' of change (resource/receptor) being the 'item' in question for example a residential property or representative viewpoint.

3.6 'Significance' is then gained from balancing these elements, utilising professional judgement. **Table 1.1** below shows an example of how this can be achieved. Significance is often measured as major, moderate, minor and neutral/negligible, with only certain levels of significance being considered 'Significant' in EIA terms. Generally major effect is described as being 'Significant', however this is considered separately within each relevant technical discipline.

Table 1.1: Significance of effect

Magnitude	Sensitivity				
		High	**Medium**	**Low**	**Negligible**
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

3.7 'Mitigation' is often an action or measure that is taken or put in place to avoid, minimise or manage negative environmental effects, many of which are purposely incorporated into the design of the proposals and are referred to as 'mitigation by design' or 'embedded mitigation'. 'Additional' or 'Further mitigation' measures may also be proposed which are often secured by planning condition or legal agreement (i.e a S106 planning obligation). 'Residual Effects' are those that remain after any mitigation has been incorporated. In addition, of particular relevance to the proposals is the length of any effects i.e. temporary or permanent; short-term or long-term.

3.8 The ES also responds to the requirement in the Regulations to assess the 'Cumulative' effects of the Proposed Development. Within EIA, cumulative effects are generally considered to arise from 'Inter-project Cumulative Effects' (the combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effects); and 'Intra-project Cumulative Effects' (the combined effect of individual effects on a single receptor where it is deemed potentially significant).

3.9 Given the nature and intended longevity of the Proposed Development operational life, decommissioning has not been considered as part of this study as agreed in the scoping process. This is due to the uncertainty over the scope and extent of any decommissioning activities that might occur in the future and uncertainty regarding any likely changes in regulatory processes that might occur between construction of the Proposed Development and any decommissioning activities. Accordingly, the EIA has focused on the potential likely significant effects of the Proposed Development during the enabling works or construction and operational phases only.

3.10 The full ES, which is summarised in this NTS, describes the current environmental conditions (known as the baseline); provides a description of the Proposed Development; and provides data to identify and assess any potential environmental effects which are likely to be of significance. Environmental effects have been evaluated with reference to definitive standards and legislation where available. Where it has not been possible to quantify effects, qualitative assessments have been carried out, based on available knowledge and professional judgement. The iterative design process has sought to avoid significant environmental effects where possible by the inclusion of 'mitigation by design' or 'embedded mitigation measures'. Where this has not been possible, additional or further mitigation measures have been suggested so to reduce likely effects as far as possible. Residual effects are then concluded.

4 THE APPLICATION SITE AND CONTEXT

4.1 The location of each site, as defined by each respective red edge planning application boundary is contained in Appendix 1.

4.2 The Proposed Development site is situated within an existing urban setting in Wythenshawe Town Centre. The combined area of the Proposed Development site and the wider DF area extends to 22.97 hectares (ha), which is bound by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56. Rowlands Way creates an additional north-south route through the eastern portion of the wider Development Project area, connecting Poundswick Lane and Simonsway.

5 THE PROPOSED DEVELOPMENT

5.1 The description of development for each full planning application is as follows:

Brotherton House

- "*Erection of extra care apartments (Use Class C2) older living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings*"

C2 The Birtles

- "*Erection of 81 no. residential apartments (Use Class C3a) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings."*

Alpha House

- *"Erection of residential development (Use Class C3) comprising a part 2, part 6 storey building together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works."*

Wider Development Project

5.2 For the purposes of the assessment of the wider Wythenshawe Development Framework, a series of assessment 'parameters' have been defined, which provides a reasonable assumption to inform the assessment of likely significant effects. These are as follows:

- Approximately 1350 Residential units
- Approximately 12,000m2 of commercial and employment uses
- Approximately 55,000m2 of landscaping, public realm, including a park, public square and green corridor.
- Approximately 5,000m2 of culture, food and beverage and food hub.
- Building heights are assumed to be of low-mid rise to align with the town centre area.

5.3 The quantum set out above excludes that proposed across the three development plots.

6 CONSIDERATION OF ALTERNATIVES

6.1 The EIA Regulations (Schedule 4, paragraph 2) require for inclusion in an ES:

> "*A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects*"

6.2 The main alternatives to the Proposed Development which the Applicant has considered include:

- The 'No Development' Alternative;
- Alternative designs and Site Configuration

No Development Alternative

6.3 In the absence of the Proposed Development (across each individual site), it is not expected that there would by any significant changes to the baseline conditions in the short to medium term. An exception to this, is in regards to Alpha House, where demolition of the existing structures is to take place. Therefore, under a future baseline scenario, the building would be demolished.

Alternative Designs and Site Configuration

6.4 As part of the iterative EIA and design process, the design of the Proposed Development has evolved to take account of various environmental constraints and opportunities. In this respect, environmental desktop reviews, interim assessments of the emerging Proposed Development, relevant knowledge of the site and feedback from consultation events, have influenced the evolution of the proposals at an early stage in the design process. In adopting this iterative design process has enabled the early identification of mitigation measures which have then become inherent in the design.

6.5 Therefore, the design of the Proposed Development has been influenced by the key constraints and opportunities, which have in turn helped refine and structure the scheme. The preferred option which forms the Proposed Development has been taken forward and has been subject to environmental impact assessment, as reported in the ES.

7 PLANNING POLICY CONTEXT

7.1 For the site, the relevant Development Plan comprises:

- Places for Everyone Joint Development Plan (adopted March 2024) (PfE)
- Manchester Core Strategy (adopted July 2012) (addendum added March 2024 following PfE adoption)
- Extant Unitary Development Policies (UDP)
- Greater Manchester Joint Waste DPD (adopted April 2012)
- Greater Manchester Joint Minerals DPD (adopted April 2013).

7.2 Due regard is also had to other material considerations relevant to the proposal including, the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

8 SOCIO-ECONOMICS AND HEALTH

Introduction

8.1 The Socio-economics and Health Chapter assesses the effects of the Proposed Development on socio-economics and health. In particular, it identifies and assesses the likely significant effects resulting from the Proposed Development on employment, economic contribution, wider economy, housing, access to education and healthcare provision, open space and health and wellbeing during the construction and operational phase, as applicable.

8.2 The Chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the site and surroundings, the potential direct, indirect, and cumulative effects of the development, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Nexus Planning.

Baseline Conditions

8.3 The assessment provides an assessment of the impact of the Proposed Development Site, which is considered to be the three plots collectively. It also assesses the wider Development Project, which covers the Development Framework (DF) area.

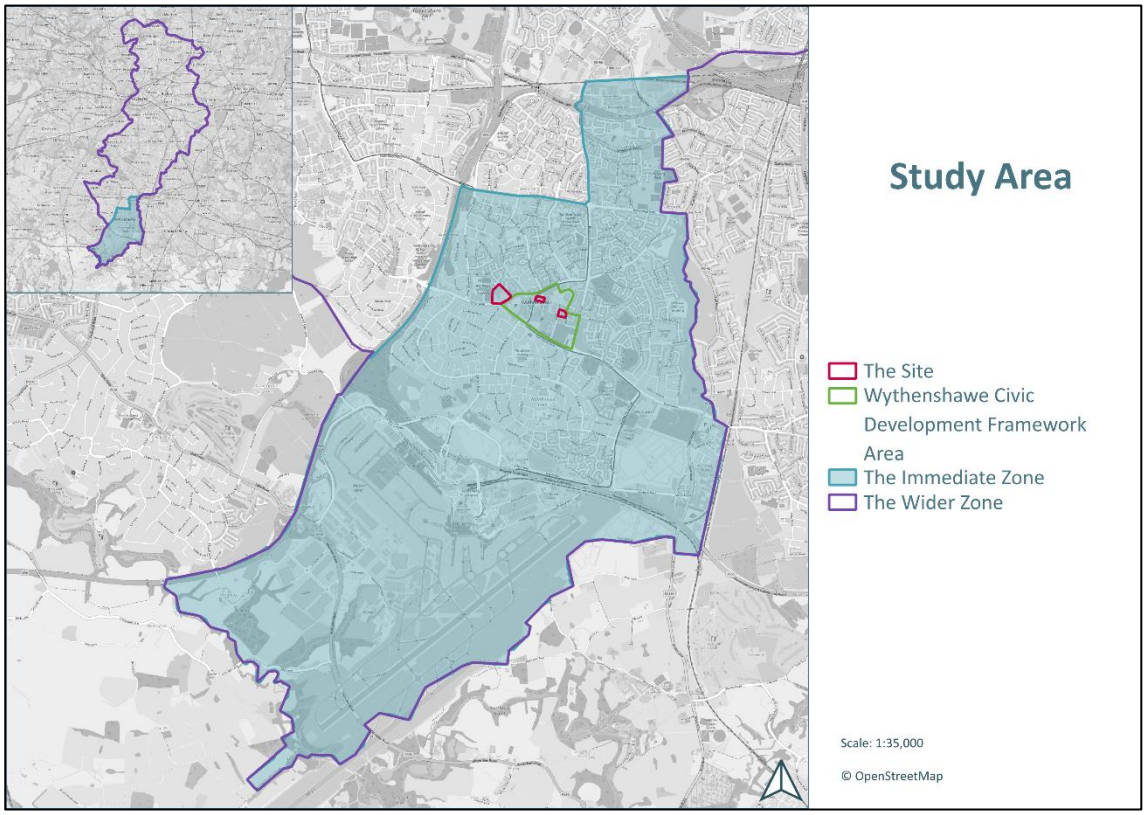
8.4 In assessing potential socio-economic and health impacts, 'assessment zones' are defined.

8.5 Impacts are first considered on the basis of an Immediate Zone of Influence ("the Immediate Zone"), which is the area where the Proposed Development's impacts are anticipated to be the greatest. In this case, the Immediate Zone is the ward in which the Proposed Development Site is located (Woodhouse Park), and the ward immediately neighbouring it to the north (Sharston). Certain receptors may be assessed on the basis of different geographies, such as school catchment areas or GP catchment areas.

8.6 Impacts are also considered on the basis of a Wider Zone of Influence ("the Wider Zone"). In this case, the Wider Zone of Influence is Manchester City Council's administrative area.

8.7 The Immediate and Wider Zones are illustrated in the figure below:

Figure 1.4 Study Area



8.8 Comparisons will also be made throughout to averages in the combined authority (Greater Manchester), regional averages (North West) and national averages (England), to understand relative performance across different indicators.

Population

8.9 As of the 2021 Census[i], the Immediate Zone had a population of 32,226 people, which accounts for 5.8% of the Wider Zone's total population (551,924). The Immediate Zone has 13,324 households, which results in an average household size of 2.42 persons per household, which is consistent with national averages but lower than the Wider Zone average.

Deprivation

8.10 According to the Index of Multiple Deprivation 2025, of the 317 local authorities in England (where 1 is the most deprived and 317 is the least deprived), Manchester is ranked 2, making it one of the most deprived local authorities in the country. The Immediate Zone performs poorly across all deciles, particularly in health deprivation and disability. It performs slightly better in the domains of Barriers to Housing and Services, and Living Environment.

Housing

8.11 The Immediate Zone is mixed in terms of dwelling size. Dwellings tend to be mid-size, with the vast majority either 2- or 3-bedroom dwellings. There are fewer households living in dwellings with 1-bedroom, or 4 or more bedrooms, when compared to the other assessment areas.

8.12 The 2021 Census presents that within the Immediate Zone there is more overcrowded households when compared to regional and national averages, but fewer overcrowded households when compared to the Wider Zone.

8.13 Very few households in the Immediate Zone live in detached properties when compared to regional and national averages, while there is a higher proportion of households living in flats. The most common housing types in the Immediate Zone are semi-detached and terrace properties.

8.14 The Immediate Zone has a significantly high proportion of households living in social rented housing, at almost half of all households. This is considerably higher than in all other assessment areas. Conversely, there are fewer households living in private rented accommodation when compared to the other assessment areas. At 35.8%, home ownership in the Immediate Zone is well below the regional and national averages, albeit it is consistent with the Wider Zone average.

8.15 The ONS provides data on housing affordability through its ratio of house price to workplace-based earnings[ii], available for regions and local authorities. In 2024, the Wider Zone had an affordability ratio of 6.46, which means residents must pay 6.46 times their annual salary for a house. The ONS defines any ratio below 5 as affordable, and therefore housing in the Wider Zone is considered unaffordable. In comparison, in 2024 the North West region had an affordability ratio of 5.86, while England as a whole had a ratio of 7.71. Although affordability in the Wider Zone appears to be a less pronounced issue than other parts of the UK, housing affordability is a national issue.

Employment

8.16 the Immediate Zone has an economic activity rate of 59.6% which is broadly consistent with the other assessment areas. 5.1% of adults are unemployed which is slightly higher than regional and national averages. There are fewer adults who are retired or students when compared to regional and national averages. However, there are more adults looking after home or family or long-term sick or disabled in comparison to the other assessment areas.

8.17 In Manchester, 6.2% of residents aged between 16 and 64 are claiming Universal Credit or JSA. This is well above the regional average of 4.2% and the national average of 4.1%.

Education

8.18 In comparison to the other assessment areas, the Immediate Zone has a less qualified population, with more people with no formal qualifications and fewer people with Level 4 qualifications and above.

8.19 There are 18 primary schools within a 2-mile walking distance from the Proposed Development. Capacity varies between each school, with some slightly over-capacity, and others slightly under-capacity. Across all the schools, there is a total of 7,040 places available, only 6,657 of which are occupied. This results in a surplus of 383 places, equivalent to 5.4% of all spaces, which points to a good level of capacity available.

8.20 Within a 3-mile walking distance of the Site there are eight secondary schools. Generally there is a high number of surplus places available at the schools, although there are slight capacity issues at two schools (Saint Ambrose College and Saint Paul's Catholic High School). Across the eight schools there is a surplus of 1,250 places, which equates to 12.7% of all places available.

Health and Well Being

8.21 outlines the condition of residents' general health, as self-reported in the Census 2021. As seen, health in the Immediate Zone appears to be worse than in the other assessment areas, with fewer people described as being in very good or good health, and more people in bad or very bad health. 22.6% of people in the Immediate Zone are defined as disabled, which is significantly higher than the other assessment zones.

8.22 Life expectancies in the Wider Zone for both males and females are low when compared to regional and national averages. The mortality rate of those aged under 75 is also higher than average.

8.23 The rate of physically active adults in the Wider Zone is low. The prevalence of smoking in the Wider Zone is equivalent to national and regional averages.

8.24 The NHS 'Find a GP' web tool[iii] allows users to identify which GP surgeries provide services for their postcode. According to the tool, the Proposed Development Site falls within the catchment area of six GP surgeries, two of which are located within Wythenshawe Town Centre itself. The GP surgeries are operating at good capacity levels, with a high number of surplus places available. Although two surgeries are slightly over-capacity, there is a surplus of places available at the majority of surgeries.

8.25 According to the NHS 'Find a dentist' service[iv], there are three dental surgeries within the Immediate Zone: Poundswick Lane Dental Practice, Portway Dental Practice and Brownley Green Dental Practice. Although capacity figures are not published in the same way for dental surgeries as for GP surgeries, all three surgeries indicate that they are currently accepting adult NHS patients, which suggests there are not existing capacity issues.

8.26 According to the NHS 'Find a pharmacy' service[v], there are seven pharmacies in the Immediate Zone. Three of these are located within the town centre itself. In addition to standard prescription services, they also offer vaccination and screening services.

Open Space

8.27 According to the 2025 Manchester Open Space Assessment[vi], there are a total of 199 open spaces in the Wythenshawe sub-area, totalling 331.32ha.

Likely Significant Residual Effects

Enabling and Construction Phase

8.28 Impacts have been modelled for the Proposed Development, and for the wider Development Project area separately.

8.29 During the construction phase of the Proposed Development, there is not expected to be any significant impacts.

8.30 During the construction phase of the wider Development Project, there is expected to be one significant impact, if brought forward as anticipated by the development framework:

- Employment and economy: there will be a moderate beneficial impact due to the creation of 409 temporary FTE jobs per annum, and the generation of £147m GVA.

The Completed and Operational Phase

8.31 During the operational phase of the Proposed Development, there are expected to be significant residual impacts on two receptors:

- Deprivation: there will be a moderate beneficial impact on this receptor as the Proposed Development will make improvements across several domains of deprivation.

- Employment and economy: there will be a moderate beneficial impact on this receptor as the Proposed Development will support a total of 23 FTE jobs in the retail and

leisure sector, through both on-site employment, and increased residential spending in the local area. The Proposed Development would also support a total GVA of £11m.

8.32 During the operational phase of the wider Development Project, there are expected to be significant residual impacts on four receptors, if brought forward as anticipated by the development framework:

- Population: there will be a moderate beneficial impact on the receptor of population as occupation of the DF would increase the Immediate Zone's population by 4%.
- Deprivation: there will be a major beneficial impact on this receptor as the DF will make improvements across several domains of deprivation.
- Housing: there will be a moderate beneficial impact by adding another 967dwellings to the local housing stock, the delivery of which is equivalent to 4% of the Wider Zone's housing requirements over a ten-year period.
- Employment and economy: there will be a major beneficial impact on this receptor as the DF will support a total of 1,761 FTE jobs, through both on-site employment, and increased residential spending in the local area. The Proposed Development would also support a total GVA of £482m.

Mitigation and Enhancement

Enabling and Construction Phase

8.33 The following measures are considered during the operational phase to mitigate and enhance impacts:

- Implementation of a Construction Environmental Management Plan to limit air and noise pollution which may impact human health.
- Implementation of a Construction Partnership which partners with local education providers to deliver training opportunities for young people and unemployed.

The Completed and Operational Phase

8.34 The following measures are considered during the operational phase to mitigate and enhance impacts:

- Establish and implement a Travel Plan to encourage sustainable and active modes of travel (to be submitted as part of each planning application).

Conclusion

8.35 During the construction phase, the Proposed Development is expected to have beneficial, but not significant impacts, in the receptors of employment and economy and education. The wider Development Project is also expected to have beneficial impacts on these two receptors, the former of which is expected to be significant, if brought forward as anticipated by the development framework.

8.36 During the operational phase, it is anticipated that the Proposed Development will have significant beneficial impacts on the receptors of deprivation and employment and economy. The wider Development Project area is expected to have significant beneficial impacts on the receptors of population, deprivation, housing and employment and economy, if brought forward as anticipated by the development framework.

8.37 Accounting for mitigation and enhancement measures, it is not anticipated that neither the Proposed Development or the wider Development Project area will have any adverse significant impacts.

9 CLIMATE CHANGE

Introduction

9.1 This Climate Change Chapter focuses on both the impact of the Proposed Development on climate change (i.e. Greenhouse Gas ("GHG") emissions associated with the Proposed Development) and the effects of climate change on the Proposed Development itself (i.e.,climate change resilience and adaptation). As these are two separate but linked issues, the ES Chapter is split into two parts:

- Part A: Greenhouse Gas Emissions; and
- Part B: Climate Change Risk Assessment.

9.2 GHGs include carbon dioxide, methane, ozone, nitrous oxide, Chlorofluorocarbons (CFCs) and water vapour. As GHGs vary in terms of their impact on climate change, a measure known as carbon dioxide equivalent (CO2eq) is used to standardise the climate impact of different greenhouse gases. Throughout this Chapter, CO2eq is used as a standard metric to enable us to compare the emissions from various GHGs.

9.3 This Climate Change Chapter of the ES has been prepared by Ridge.

Baseline Conditions

9.4 In relation to Part A, the impact of the project on climate change, i.e. Greenhouse Gas (GHG) emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the site remains in its current condition. The combined area of the Proposed Development site and the wider DF area extends to 22.97 hectares (ha), which is bound by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56. Rowlands Way creates an additional north-south route through the eastern portion of the wider Development Project area, connecting Poundswick Lane and Simonsway.

9.5 The wider Wythenshawe development framework site currently accommodates a mix of low-rise buildings and associated infrastructure, some of which is proposed for demolition as part of this Proposed Development. The existing structures within the Proposed Development site are assumed to have limited energy efficiency and no significant low-carbon or renewable energy systems in place. As such, they form the baseline condition against which the GHG emissions of the Proposed Development as assessed.

9.6 In relation to the impact of the Proposed Development on climate change (i.e. CO_2eq emissions), the baseline scenario assumes the development does not proceed and the site remains in its current condition. The Proposed Development site comprises three plots: Brotherton House, a vacant office building with associated car parking and landscaping; C2 The Birtles, a disused mixed-use building with occasional market activity; and Alpha House, a former office building currently under demolition. While the buildings are largely inactive, there may be residual GHG emissions associated with infrastructure, demolition activity, and embodied carbon in existing structures. In the absence of detailed data on current emissions, it is assumed that baseline GHG emissions are negligible, representing a worst-case.

Likely Significant Residual Effects

Enabling and Construction Phase

9.7 Best practice guidance recommends that the Proposed Development is assessed against whether its greenhouse gas emissions align with the UK's path towards net zero carbon by 2050. The Royal Institute of British Architects (RIBA) have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050.

9.8 Initial modelling of embodied carbon emissions has been undertaken which shows a moderate adverse effect on climate change, which is significant. This means that the embodied carbon emissions are in line with the RIBA 2030 Climate Challenge target for 2025, but exceed the target for 2030. However, through a commitment to achieving the RIBA 2030 Climate Challenge target as part of a Construction Embodied Carbon Management Strategy prepared during the construction stage design, the effect is reduced to Minor Adverse, not significant.

The Completed and Operational Phase

9.9 Initial calculations of operational energy emissions show a Minor Adverse effect on climate change, which is not significant. This means that the predicted operational energy performance is in line with the target set by RIBA for 2030, and therefore the Proposed Development is in line with measures necessary to achieve the UK's trajectory towards net zero.

9.10 Operational transport emissions predominantly through residents' car trips, are predicted to have a Minor Adverse effect on climate change, which is not significant.

9.11 A number of possible effects of climate change have been identified which may have an effect on the Proposed Development during the Operational Phase. These include possible effects on building occupants, users of the public realm and the public realm and buildings themselves.

Mitigation and Enhancement

Enabling and Construction Phase

9.12 Mitigation for reducing the embodied carbon emissions have already been incorporated into the design of the Proposed Development, through adopting the most efficient structural design with minimum material usage as this typically results in the most cost effective and lowest embodied carbon solution.

9.13 The residual effects in relation to embodied carbon emissions are Minor Adverse and not significant.

The Completed and Operational Phase

9.14 Embedded and additional measures have been and will be incorporated into the design of the Proposed Development to minimise the effects during the operational phase.

9.15 The residual effects in relation to operational energy and operational transport are Minor Adverse and not significant.

Conclusion

9.16 The assessment identifies significant effects in relation to climate change in relation to the embodied carbon emissions. However, no significant effects have been identified in relation to climate change in relation to operational energy or transport.

10 CUMULATIVE EFFECTS

10.1 The ES responds to the requirement in the EIA Regulations to consider and assess if required the cumulative effects of the Proposed Development. Within EIA, cumulative effects are generally considered to arise from inter-project cumulative effects (the combined effects of development schemes which may, on an individual basis be insignificant, but cumulatively, have significant effects). For further information on the cumulative schemes included in the assessment, see ES Volume 1, Chapter 2: Assessment Scope and Methodology. The schemes for inclusion were agreed with MCC through the Scoping process.

10.2 The second category, intra-project cumulative effects, is concerned with the combination of some or all of the effects predicted by the EIA affecting a particular receptor which may collectively cause a change of greater significance than individually. These are referred to as synergistic effects and have been assessed by professional opinion. An example of a synergistic effect could be construction related visual intrusion, dust, noise and vibration combining to generate a significant adverse effect affecting a sensitive receptor. The EIA has taken into consideration inter-project and intra-project effects on identified receptors in each chapter where relevant (refer to ES Volume 1, Chapters 6-7).

11 SUMMARY

11.1 This document has provided a non-technical summary (NTS) of the Environmental Statement (ES) which has been submitted as part of three planning applications for the following:

Brotherton House

- "*Erection of extra care apartments (Use Class C2) older living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings*"

C2 The Birtles

- "*Erection of 81 no. residential apartments (Use Class C3a) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings."*

Alpha House

- *"Erection of residential development (Use Class C3) comprising a part 2, part 6 storey building together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works."*

11.2 The aim of the ES, of which this NTS summarises, has been to assess the 'likely significant effects' of the Proposed Development in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations). Detailed assessments with respect to pertinent environmental topics have therefore been undertaken in accordance with definitive standards and legislation where available. The ES (and this summary) forms part of the planning application documentation submitted to Manchester City Council and will inform their decision-making process.

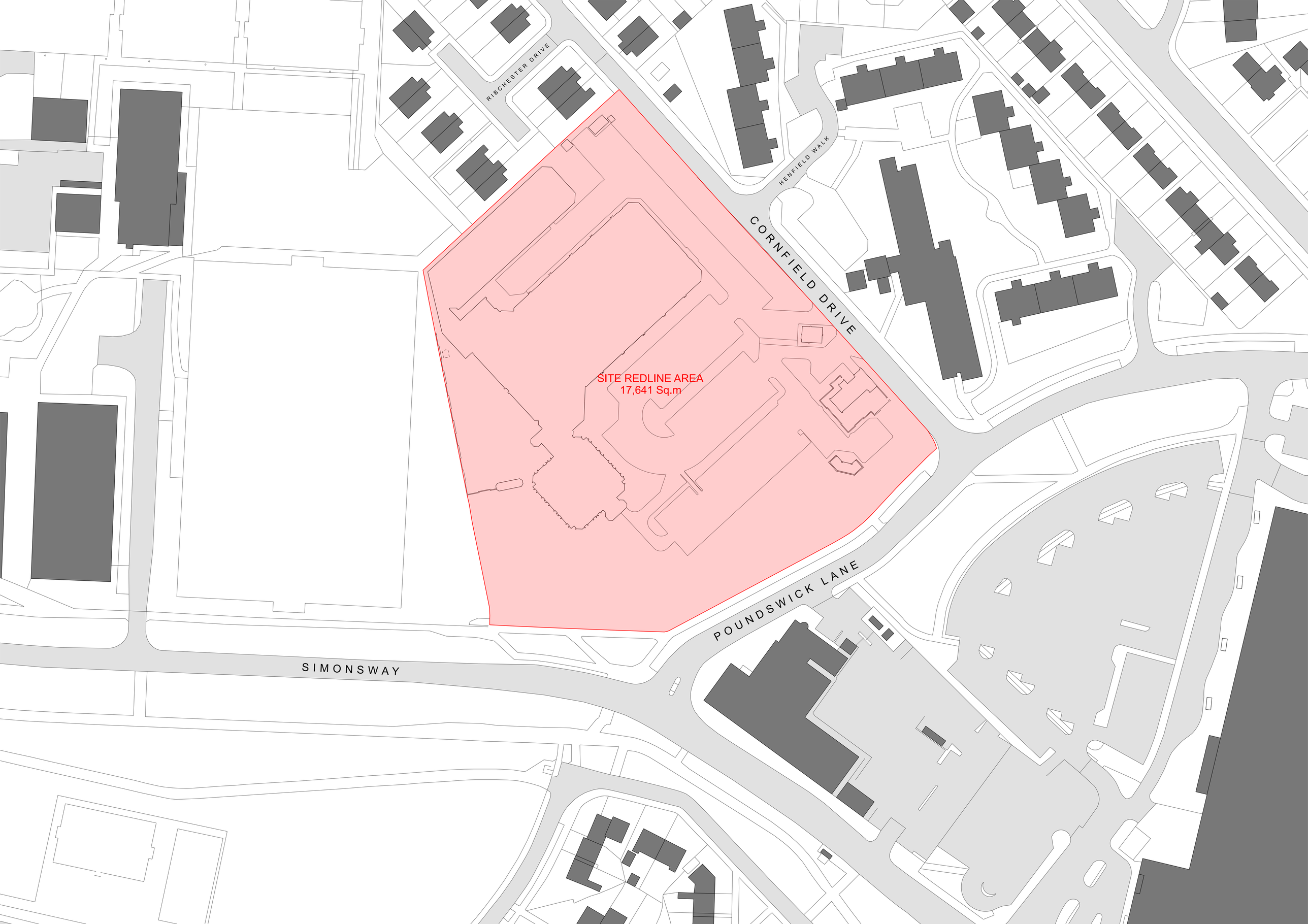
11.3 As summarised in this NTS, the design has been informed by the detailed environmental assessment so to ensure that key design measures are integral to the scheme (and its construction), so to limit any significant adverse effects, particularly when considering the scale of the Proposed Development and its location.

11.4 In conclusion, the ES demonstrates that the design of the Proposed Development and its construction has taken into account the potential environmental effects and where necessary mitigation measures form an integral part of the scheme so to ensure that the

environment is suitably protected and any impacts from the Proposed Development are minimised.

11.5 It is therefore considered that there are no overriding environmental constraints which would preclude the Proposed Development.

Appendix 1 Site Location Plans


RIBCHESTER DRIVE
HENFIELD WALK
CORNFIELD DRIVE
SITE REDLINE AREA
17,641 Sq.m
POUNDSWICK LANE
SIMONSWAY

ASKERN AVENUE

BROADOAK ROAD

GLADESIDE RD

POUNDSWICK LANE

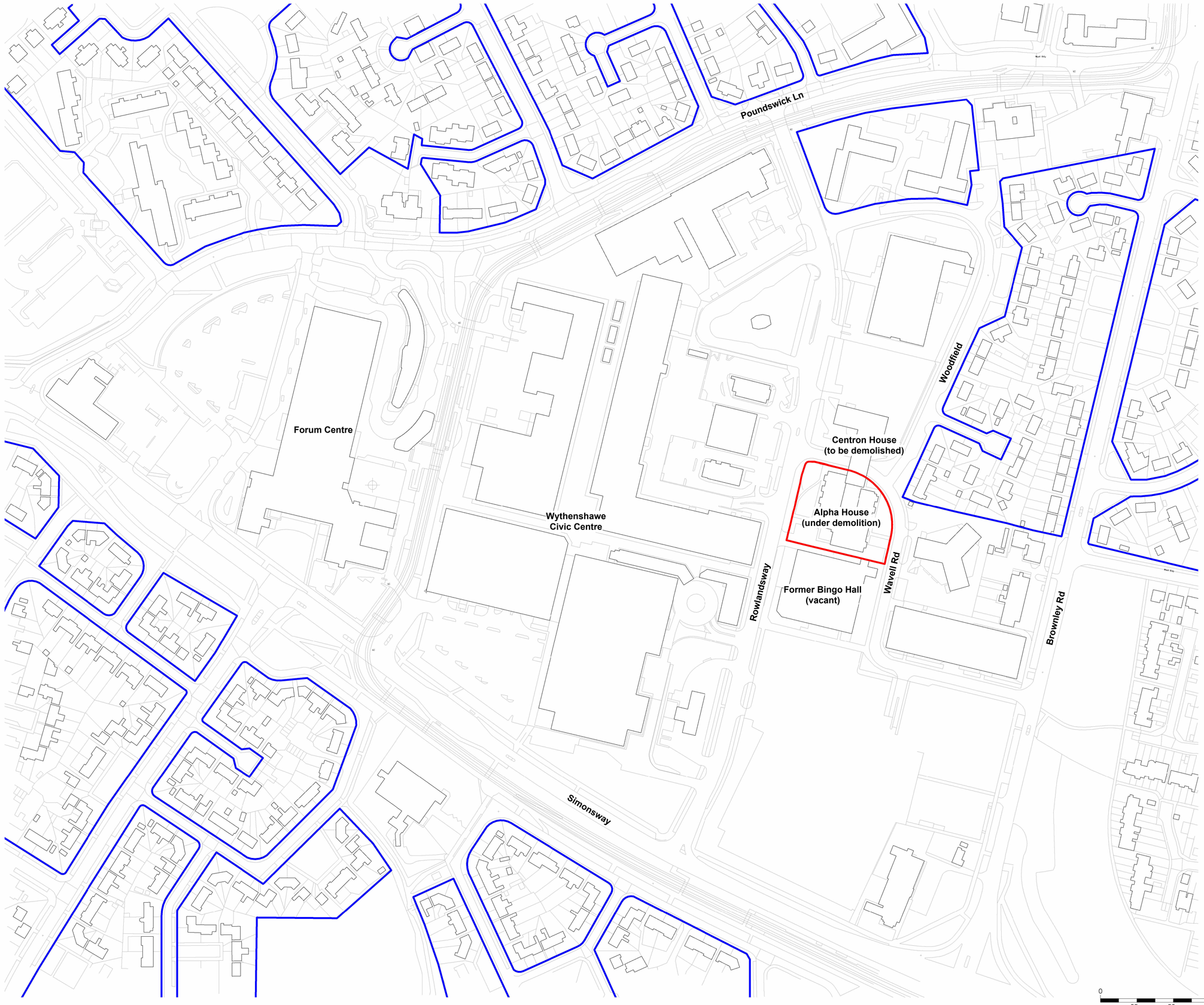
AINLEY WAY

ETROP WAY

SITE REDLINE AREA
2,477 Sq.m

THE BIRTLES

ROWLANDSWAY



Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
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Application Boundary

WCHG Ownership Boundary

Rev	Date	Description	Drawn / Checked
C01	21.11.25	FINAL PLANNING ISSUE	TM/DM
P02	06.11.25	PLANNING ISSUE	TM/DM
P01	31.10.25	Draft planning issue	TM/DM

Project name

Alpha House

3995B

Drawing number — Rev

18703 - LB - ZZ - XX - D - A - 100000 — **C01**

Drawing

Site Location Plan

Purpose of issue — Suitability code

Planning Submission — S2

Scale — First issue date

1 : 1250 @ A1 — 09/15/25

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Environmental Statement - Volume 1 and 2
Contents: Wythenshawe Town Centre

On behalf of Muse Places and Wythenshawe Community Housing Group
November 2025

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Version Final

Date: November 2025



RIDGE

BROTHERTON HOUSE, WYTHENSHAWE ENVIRONMENTAL STANDARDS STATEMENT

November 2025

BROTHERTON HOUSE, WYTHENSHAWE ENVIRONMENTAL STANDARDS STATEMENT

NOVEMBER 2025

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1. INTRODUCTION

This Environmental Standards Statement has been prepared by Ridge & Partners LLP on behalf of Muse Places Limited in support of a full planning application for the proposed residential development at Brotherton House, a vacant office building located to the northwest of Wythenshawe Town Centre, previously occupied by Lloyds Banking Group. The purpose of this Statement is to demonstrate how the proposed energy and sustainability strategy responds to the requirements of local planning policy and the 2022 Building Regulations, ensuring that the development aligns with best practice standards.

The primary objective of this report is to outline a framework for delivering a low-carbon, sustainable design strategy that will be embedded throughout the detailed design, construction, and operational phases of the development.

2. DEVELOPMENT PROPOSALS

2.1. Site Overview and Development Proposals

The proposed development at Brotherton House, Wythenshawe, involves the *"Erection of extra care apartments (Use Class C2) older living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings"*.

The project will provide approximately 216 new homes, comprising 109 dementia and extra care apartments, 82 older living apartments, and 25 townhouses. The apartment buildings will rise up to five storeys, while the houses will be up to three storeys in height, creating a varied and well-integrated streetscape. The overall development will have a Gross Internal Floor Area (GIFA) of approximately 19,614 m².

The site currently comprises Brotherton House, a vacant office building formerly occupied by Lloyds Banking Group. There are also three ancillary outbuildings within the Site alongside large areas of surface car parking. It also includes established trees and vegetation around the perimeter of the Site. Vehicular access is from Cornfield Drive located in the south-eastern corner of the Site. The surrounding area is characterised by a mix of different land uses. The Site is bound by existing two storey residential properties on Ribchester Drive to the north; Cornfield Drive to the east; Poundswick Lane to the south and an all-weather playing pitch with floodlights used by Manchester Enterprise Academy to the west.

Please refer to drawing 18704-FCB-ZZ-LP-D-A-0001 "Wythenshawe Town Centre Plot 3.3 Location Plan" in Appendix A for further details regarding the site boundary.

3. POLICY CONTEXT

3.1. National Planning Policy Framework

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF). Section 2 of the NPPF highlights sustainability as a critical issue which underpins all planning polices, stating that "the purpose of the planning system is to contribute to the achievement of sustainable development".

Aligning with the U.N. definition, the NPPF defines sustainable development as "meeting the needs of the present without compromising the ability of future generations to meet their own needs", and outlines the three pillars of sustainability which must be pursued in tandem to ensure developments are truly sustainable:

- An **economic objective**, to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places, and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.

- A **social objective**, to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.

- An **environmental objective**, to contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2. Places For Everyone Joint Development Plan

The Places for Everyone Joint Development Plan (2024) of Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan Councils sits at the foundations of proposals to improve employment opportunities for local communities, build the right homes in the right places, rejuvenate green spaces and reshape town centres. As a long-term plan for jobs, new homes, and sustainable growth, it will enable the region to tackle the inequalities experienced by many communities.

This section of the report summarises the policies within the Plan relevant to climate change and environmental sustainability, and to the proposed development site.

Policy JP-Strat9: Southern Areas

The economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets, including education and training facilities enabling people to gain access to employment opportunities. There will be an emphasis on improving transport connections and accessibility by public transport, cycling and walking, ensuring access to key employment opportunities in this area.

Policy JP-S1: Sustainable Development

Development should aim to maximise economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In preparing plans, authorities should make as much use as possible of suitable previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling

land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-S2: Carbon and Energy

The aim of Policy JP-S2 is to deliver a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions. This will be supported through a range of measures, including:

- Promoting retrofitting of existing buildings with measures to improve energy efficiency and generating renewable and low carbon energy, heating and cooling.
- Promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured.
- Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet, the needs of local communities.
- Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree-planting and natural flood management techniques.
- An expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable:
  - Be net zero carbon which applies:
    - From adoption: to regulated operational carbon emissions
    - From 2028: to all emissions 'in construction'.

    Starting from 2025, it will also be expected that carbon emissions from unregulated energy sources will be quantified and minimised. Reported through an energy statement, development proposals will be required to set out how this has been achieved in accordance with the energy hierarchy, which, in order of importance, seeks to:
      i. Minimise energy demand
      ii. Maximise energy efficiency
      iii. Use renewable energy
      iv. Use low carbon energy
      v. Utilise other energy sources

    Furthermore, from 2025, any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund. As an interim measure, development should be consistent with the 2022 Part L Building Regulations, unless superseded by changes to building regulations and/or national or local planning policies.

  - Incorporate adequate electric vehicle charging points in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site.

  - Where practicable, prioritise connection to a renewable energy/heating/cooling network or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date.

  - In residential developments, achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation, in accordance with Table 5.1 of the Plan. In summary, this requires houses to meet the following best practice thresholds from 2025:
    - Space heating demand of 30kWh/m^2 (houses) or 25kWh/m^2 (flats)
    - At least 20% energy demand reduction in the total heat required for hot water heating

- Photovoltaic installation to equal at least 40% of ground floorspace

With regards to renewable energy generation, priority should be given to photovoltaic (PV) installation, where technically feasible. Alternative technologies will also be considered appropriate where the equivalent generation is evidenced.

- For non-residential developments, achieve at least BREEAM Excellent standard (or equivalent) for issue Energy 01 "Reduction of energy use and carbon emissions", rising to 'BREEAM Outstanding equivalent from 2028 (for issue Energy 01).

- Include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximize reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation. Whole life cycle emissions should be considered where possible. Districts may set out specific carbon emission reduction and energy demand targets within Local Plans.

Please note that the June 2022 release revision of "Approved Building Regulations Part L 2021" will be referred to as "Part L 2022" throughout this report, in accordance with the naming convention used in Policy JP-S-2.

Policy JP-S3: Heat and Energy Networks

The provision of decentralised energy infrastructure is critical to the delivery of the objectives for low carbon growth, carbon reductions, and an increase in local energy generation. The following measures will assist in achieving this:

1. Delivery of renewable and low carbon energy schemes will be supported, with particular emphasis on the use of decentralised energy networks in areas identified as "Heat and Energy Network Opportunity Areas". These have been identified where:
   a. Existing heat/energy networks are operational or have been commissioned;
   b. Proposals for new heat networks/energy networks are being progressed, or future opportunities have been identified in city-region master planning;
   c. Sufficient density of existing heat demand occurs; and
   d. Significant future development is proposed at the strategic development locations.
2. Within the identified "Heat and Energy Network Opportunity Areas", unless it can be demonstrated that there are more effective alternatives for minimising carbon emissions or such connection is not practicable or financially viable, it is expected that:
   a. New residential developments that are '10 dwellings or more' or other developments over 1,000m^2 floorspace shall:
      i. Connect to an existing or planned heat/energy network or be designed to enable future connection (where within 500m of such a network); and/or
      ii. Install a site-wide or communal heat/energy network solution.
   b. An expectation that new industrial development will demonstrate that opportunities for using waste heat locally have been fully examined, and included in proposals;
   c. An expectation that where publicly owned buildings and assets adjoin new major development sites, opportunities for these buildings and assets to connect to site-wide proposals will be considered; and
   d. An expectation that any site-wide networks will be designed so as to enable future expansion to adjoining buildings or assets as appropriate.

Policy JP-S4: Flood Risk and the Water Environment

An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by:

1. Returning rivers to a more natural state, where practicable;
2. Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants;
3. Locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding;
4. Expecting developments to manage surface water run-off through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable. District local plans should consider setting more detailed surface water drainage policies to reflect local circumstances, including alternative surface water discharge rates, such as in areas with critical drainage issues;
5. Ensuring that sustainable drainage systems:
    a. Are designed to provide multifunctional benefits wherever possible, including for water quality, nature conservation and recreation;
    b. Avoid adverse impacts on water quality and any possibility of discharging hazardous substances to ground;
    c. Are delivered in a holistic and integrated manner, including on larger sites split into different phases; and
    d. Are managed and maintained appropriately to ensure their proper functioning over the lifetime of the development.
6. Securing the remediation of contaminated land and the careful design of developments to minimise the potential for urban diffuse pollution to affect the water environment; and
7. As a minimum, residential development should meet the mandatory water efficiency standard of 125 litres/person/day as set out in Building Regulations. District local plans may and should consider setting a tighter water efficiency standard of 110 litres/person/day where there is a clear local need with reference to national guidance on housing optional technical standards.

Policy JP-S5: Clean Air

A comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met, including:

- Locating and designing development, and focusing transport investment, so as to reduce reliance on forms of transport that generate air pollution;
- Determining planning applications having regard to the most recent development and planning control guidance published jointly by the Institute of Air Quality Management (IAQM) and Environmental Protection UK (EPUK), and the most recent IAQM Guidance on the Assessment of Dust from Demolition and Construction, or relevant successor guidance, including the requirement for developers to submit construction management plans as appropriate;
- Requiring applications for developments that could have an adverse impact on air quality to submit relevant air pollution data so that adverse impacts on air quality can be fully assessed and development only permitted where they are acceptable and/or suitable mitigation can be provided;
- Restricting developments that would generate significant point source pollution such as some types of industrial activity and energy generation;
- Significantly expanding the existing commercial network of electric vehicle charging points, both for public and private use, including as part of new developments;
- Implementing the Clean Air Plan and associated measures;
- Facilitating the more sustainable distribution of goods within the urban area, including through accommodating urban consolidation centres and urban distribution centres that use ultra-low-emission vehicles, and local delivery facilities to reduce repeat delivery attempts;

- Designing streets to avoid trapping air pollution at ground level, including through the appropriate location and scale of buildings and trees;
- Controlling traffic and parking within and around schools, early years sites and other locations that are particularly sensitive to air quality;
- Promoting actions that help remove pollutants from the air, such as enhancing the green infrastructure network and using innovative building materials that capture air pollutants; and
- Development should be located in areas that maximise the use of sustainable travel modes and be designed to minimise exposure to high levels of air pollution, particularly for vulnerable users.

Policy JP-S6: Resource Efficiency

The achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. Application of the following measures will help achieve this:

- Development and implementation of the Zero Waste Strategy for Greater Manchester which promotes overall reduction in the levels of waste produced and supports resource efficiency within the Plan area in order to gain the maximum value from the things we produce;
- Recognition of the role of existing infrastructure in managing our waste and protecting such facilities to ensure adequate waste management capacity is maintained; and
- Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.

Policy JP-G6: Urban Green Space

To ensure there is an appropriate scale, type, quality and distribution of accessible urban green space that can support a high quality of life and other important green infrastructure functions:

- Existing urban green space will be protected and enhanced in balance with other considerations;
- We will work with developers and other stakeholders to deliver new high quality urban green spaces.

Development should be designed to support the positive use of nearby green spaces, such as by offering a high-quality setting, providing natural surveillance, and facilitating easy access by walking and cycling.

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity

Through local planning and associated activities, a net enhancement of biodiversity resources will be sought, including, where relevant, by:

1. Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species;
2. Improving connections between habitats, to protect and enhance the provision of corridors, ecological networks (including Nature Recovery Networks) and steppingstones that enable the movement of species, especially as the climate changes;
3. Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species;
4. Protecting sites designated for their nature conservation and/or geological importance, with the highest level of protection given to international and then national designations;
5. Facilitating greater access to nature, particularly within urban areas;
6. Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network; and
7. Safeguarding, restoring and sustainably managing our most valuable soil resources, tackling soil degradation/erosion and recovering soil fertility, particularly to ensure protection of peat-based soils and safeguard 'best and most versatile' agricultural land.

Development will be expected to:

a. Follow the mitigation hierarchy of:
   i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
   ii. Adequately mitigating any harm to biodiversity, then
   iii. Adequately compensating for any remaining harm to biodiversity
b. Avoid fragmenting or severing connectivity between habitats;
c. Achieve a measurable net gain in biodiversity of no less than 10%
d. Make appropriate provision for long-term management of habitats and geological features connected to the development;
e. Where appropriate, development should: mitigate air pollution impacts on Manchester Mosses SAC; mitigate urban edge, functionally linked land and recreation disturbance impacts on the South Pennine Moors SAC/SPAs; and assess and potentially mitigate boat movement, water pollution, and light spillage and shading impacts on the Rochdale Canal SAC; and
f. Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.

Policy JP-P1 Sustainable Places

Greater Manchester aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:

1. Distinctive, with a clear identity that:
   a. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;
   b. Enables a clear understanding of how the place has developed; and
   c. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used
2. Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design
3. Socially inclusive:
   a. Responding to the needs of all parts of society;
   b. Enabling everyone to participate equally and independently;
   c. Providing opportunities for social contact and support; and
   d. Promoting a sense of community
4. Resilient, capable of dealing with major environmental events
5. Adaptable, able to respond easily to varied and changing needs and technologies
6. Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained
7. Resource-efficient with:
   a. A low carbon footprint;
   b. Efficient use of land;
   c. Minimised use of new materials;
   d. High levels of recycling
8. Safe, including by designing out crime and terrorism, reducing opportunities for anti-social behaviour and by ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster.

9. Supported by critical infrastructure, such as energy, water and drainage and green spaces
10. Functional and convenient, enabling people and uses to act efficiently with minimal effort, and responding to needs relating to servicing, recycling facilities, refuse collection and storage
11. Incorporating inclusive design within all spaces with support for tackling inequality and poverty to form part of creating sustainable places
12. Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place
13. Easy to move around for those of all mobility levels, particularly by walking and cycling, with enjoyable routes free from obstacles and disorienting stimuli, and with places to rest
14. Well-connected to other places, particularly by public transport and digital infrastructure enabling everyone to take advantage of the employment, cultural and leisure opportunities across Greater Manchester and beyond
15. Comfortable and inviting, with indoor and outdoor environments:
    a. Offering a high level of amenity that minimises exposure to pollution; and
    b. Addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter
16. Incorporating high quality and well managed green infrastructure and quality public realm, with:
    a. Opportunities for recreation and outdoor play for children, and interaction between the generations;
    b. Public and private spaces clearly distinguished;
    c. Development clearly defining, and promoting activity within, public spaces;
    d. High quality landscaping with schemes
17. Well-served by local shops, services and amenities, including education and health facilities.

3.3. Manchester Core Strategy (2012 – 2027)

Adopted in 2012, the Manchester Core Strategy is a key document within the wider Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development forms the framework that planning applications are assessed against. A summary of key policies relevant to the development are provided within this section.

CS Policy DM 1: Development Management

All development should have regard to a number of development principles for which more detailed guidance may be given within a supplementary planning document. It also states that, "subject to scheme viability, developers will be required to demonstrate that new non-domestic development to achieve a BREEAM Rating of 'Very Good' or for domestic development to achieve the Code for Sustainable Homes standard".

Policy EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

It must be demonstrated that the energy hierarchy has been applied to:

- Reduce the need for energy through design features that provide passive heating, natural lighting and cooling.
- Reduce the need for energy through energy efficient features such as improved insulation and glazing.
- Meet residual energy requirements through the use of low or zero carbon energy generating technologies.

(Note: That the above section of Policy EN 4 is now replaced by Places for Everyone (PfE) Policy JP-S2)

Furthermore, the following is also required:

- Wherever possible, new development and retrofit projects, including energy generation plant, must be located, and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.
- Where possible, new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.
- Where appropriate, new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.
- The use of building materials with low embodied carbon in new development and refurbishment schemes must be considered.

Policy EN5: Strategic Areas for Low and Zero Carbon Decentralised Energy Infrastructure
This policy sets a requirement for key developments to consider being part of or providing an anchor to a new local energy network.

Within specific strategic areas (including the Oxford Street corridor) new development, regeneration and retrofit projects, will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans. The Council will work with all relevant stakeholders, which may include developers, landowners, residents, community groups, private sector partners, utilities companies, neighbouring authorities, and other public sector bodies, as appropriate, to bring forward such plans.

Where investment or development is being undertaken into or adjacent to a public building/asset or district heating network, full consideration shall be given to the potential role that these can have in providing an anchor load within a decentralised energy network or in creating opportunities for CO2 reduction funded by contributions.

Policy EN 6: Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies
Residential developments of 10 or more units will be expected to achieve a minimum performance target as shown in the table below, unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO_2 emissions for all phases of the development'.

Target	% Minimum requirement
Target 1: Network development area	CHP/district heating anchor or connection or where not feasible, a 15% increase on Part L 2010
Target 2: Electricity intense buildings	+15%increase on Part L 2010
Target 3: Micro generation area	+15% increase on Part L 2010

(Note: Most of Policy EN 6 is now replaced by PfE Policy JP-S2)

Policy EN 8 Adaptation to Climate Change
All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:

- Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability.

- Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways.
- The need to control overheating of buildings through passive design.
- The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

(Note: The first and fourth bullet points of Policy EN 8 are now replaced by PfE Policies JP-S2, JP-S4 and JP-G8)

Policy EN 14 Flood Risk
The following requirements are stated within Policy EN 14:

- In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).
- In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.
- All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.
- Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.
- The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure.

(Note: The third bullet point of Policy EN 14 is now replaced by PfE Policy JP-S4)

Policy EN 15 Biodiversity and Geological Conservation
The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham).
- other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals) and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy, and included in the Greater Manchester Biodiversity Action Plan (GM BAP).
- protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP).
- sites that are recognised for their geological importance;

- the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate, with reference to:

- the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk River valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks.
- the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Knutsford Vale;
- the Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages.
- Manchester's Climate Change Action Plan.
- the Strategic Flood Risk Assessment (SFRA) for Manchester.
- the Habitats Regulations Assessment (HRA) for Manchester, which considers Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary.
- the River Basin Management Plan for the Northwest.
- the Manchester Tree Strategy.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

Development should wherever possible seek to maintain, enhance, or restore existing geology.

(Note: "Either on-site or adjacent to the site" in the second paragraph and the last sentence of Policy EN 15 are now replaced by PfE Policy JP-G8).

Policy EN 16 Air Quality

The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.

When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.

(Note: "and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport" from first sentence of Policy EN 16 is now replaced by PfE Policy JP-S5).

Policy EN 19 Waste

The Council will:

- Require all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal)

- Require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.
- Promote the development of innovation and technological advancement within the sustainable waste management industry, aiming to achieve a closed-loop waste management system.
- Require waste management practices to have full regard to the environmental, social & economic impacts of such development and encourage long-term benefits in improving the environment, the regeneration of areas in need of investment and co-location with other employment uses where appropriate.
- Encourage communities to take responsibility for the waste created by provision of accessible facilities.

3.4. Guide to Development in Manchester Supplementary Planning Document

Adopted in 2017, the Guide to Development in Manchester Supplementary Planning Document (SPD) is a material planning consideration for applications. That said, it is not part of the Development Plan. Whilst it references policies from the old Local Plan (UDP), which have been superseded, it is still useful as a general guide to development. It includes a section on environmental standards, with sub sections on energy efficiency, renewable energy, environmental design, water management and weather resilience, waste management, construction management, biodiversity, and waterways.

4. RESPONSE TO CLIMATE CHANGE

4.1. Introduction

This section of the report summarises the proposed design response to potential climate change impacts, in line with Manchester City Council's policies identified in Chapter 3, notably the Places for Everyone Plan policy JP-S2 and Manchester Core Strategy policies EN4, EN6 and EN8.

4.2. Carbon Reduction

Carbon reduction is key to tackling climate change. The term "carbon", in relation to climate change, covers all greenhouse gas emissions, and is measured in terms of CO_2 equivalent. The carbon emissions associated with the development include embodied carbon, construction related carbon, and operational carbon. Operational carbon is associated with the energy used to heat, cool, light and ventilate the building, known are "regulated energy", and also the energy associated with unregulated systems, such as plug-in equipment. A further, and indirect, source of operational carbon emissions are associated with people's transport to, from and within the development. In addition, there are also significant carbon emissions associated with the construction of the building, including embodied carbon within the materials used for construction.

This section outlines the steps taken to reduce construction and operational emissions.

4.2.1. Construction Carbon Emissions

An assessment of the embodied carbon associated with the proposed development of Brotherton House has been undertaken by Ridge and Partners and is detailed in their Embodied Carbon Summary Report (see Appendix B). The assessment was carried out using OneClick LCA in accordance with best practice methodology, following the RICS Whole Life Carbon Assessment (Version 2). The embodied carbon modelling is based on the Arcadis Stage 2 cost plans, supplemented by design information and assumed material quantities where necessary to provide a robust estimate of the building's impact at this stage.

The total embodied carbon for Brotherton House is calculated at 802 $kgCO_2e/m^2$ GIFA, equivalent to 15,730 tCO_2eq (covering carbon modules A1–A5, B1–B4, and C1–C4). The results indicate that MEP services

represent the most significant contributor to embodied carbon, driven by the substantial initial material input and the predicted frequency of component replacements over the building's lifetime (Module B4). The structural solution also contributes significantly, reflecting the mid/high-rise nature of the development. Combined, the lowest floor, upper floors, frame, and foundation account for the largest material impacts across the building.

More detailed and accurate Whole Life Carbon Assessments will be undertaken as the designs for the buildings are developed as part of the construction stage design, with a commitment of aligning with the RIBA 2030 Climate Challenge target for construction. Options will be considered at this next stage of design to reduce the embodied carbon totals down as much as feasibly possible, through the development of a Construction Embodied Carbon Management Strategy. Additional measures to be considered include:

- Consideration of alternatives for the structural frame, such as Light Gauge Steel Frames (LGSF) for apartment blocks and timber frames for town houses.
- Inclusion of cement replacement (GGBS) within the concrete mix for the substructure, the superstructure and ground floor. This would significantly reduce the embodied carbon associated with these elements. The application of the recommended rates of cement replacement will be subject to review at a later stage by the structural engineers for the scheme.
- Reducing site reliance upon high carbon diesel fuel during the construction stage (through the acquisition of a grid electricity connection, or the use of diesel alternatives / on-site renewables to minimise diesel requirements). This would significantly reduce the embodied carbon associated with the construction site impacts. In addition, targeting low effective construction waste totals, and a high degree of waste segregation and diversion from landfill, to maximise lower carbon will also assist in reducing the impact of the site construction phase.
- Utilising materials containing a recycled content reduces the need for raw material extraction and processing, consequently lowering carbon emissions. Further steps to specify reused or higher recycled content products or materials could be made for the external walls and internal blockwork walls, through exploring initiatives such as using reclaimed bricks and blocks containing cement replacement. The use of unfired bricks for the external and non-bearing internal walls could also be investigated as these contain significantly less embodied carbon than standard clay bricks.
- Review of specific finish products to explore increasing the duration of the service life of the finishes specified. This emphasises the importance of optimising the finishes specification by modelling and comparing products, verified using EPDs, to ensure long lasting and durable products are selected.
- The significant contribution of Mechanical, Electrical and Public Health (MEP) systems carbon emissions to Embodied Carbon for the Proposed Development is influenced by several factors. The MEP equipment is often replaced multiple times over the building's lifespan, and therefore maintenance, replacement, and other emissions such as refrigerant leakage, can massively increase the contribution of services equipment to a building's embodied carbon footprint. Prioritising passive design solutions, such as natural ventilation and the optimisation of building orientation alongside effective shading strategies can minimise the reliance on mechanical and electrical components. Identifying and selecting durable equipment which provides a greater service life, to reduce through-life maintenance requirements should also be considered as the design progresses. Additionally, any further rationalisation of wiring, pipework, ducting extent would help to reduce the total impact of this element.
- Without exact information default assumptions have been applied to the MEP elements at this time, during the remaining design and construction stages, where the service design is further progressed and manufacturers can provide documentation showing their products are guaranteed for a longer period than specified, these assumptions can be amended to reduce the emissions associated with replacement. This will provide a much more accurate overview of the emissions associated of their systems, and their service life.

4.2.2. Operational Carbon Emissions

Operational CO_2 emissions associated with the day-to-day running of the development will be minimised in line with the energy hierarchy, thus conforming to the requirements of Manchester Core Strategy Policy EN 4 "Reducing CO2 Emissions by Enabling Low & Zero Carbon Development" and the Places for Everyone Framework Policy JP-S2 (summarised in Sections 3.2 and 3.3). TACE's Energy Strategy Report (document reference 18704-TAC-XX-XX-T-Z-00008) and Part O Overheating Compliancy report (document reference 187702-TAC-XX-XX-T-Z-005) all dated November 2025, provides full details of how this is achieved.

A summary of the Energy Strategy report is provided within this section of the Statement. For full details, please refer to the Energy Strategy Report in Appendix B. Please note that the June 2022 release revision of "Approved Building Regulations Part L 2021" will be referred to as "Part L 2022" throughout this report in accordance with the naming convention used in Policy JP-S-2.

This design strategy has been developed in line with the energy hierarchy, as outlined below:

- Be Lean: Reduce energy demand through passive measures and construction techniques.
- Be Clean: Supply energy cleaning and efficiently through the incorporation of high efficiency systems and effective controls.
- Be Green: Incorporate renewable and low carbon energy sources to meet any residual energy demand.

Further details are provided in the following sections.

4.2.2.1. Passive Design Measures ("Be Lean")

A number of measures have been applied to reduce the energy demand associated with the development. In the first instance, the development will be designed with a fabric first approach whereby Passivhaus design standards are aspired for all fabric elements and air permeability targets.

U-values and air permeability targets are aimed to be delivered in accordance with Building Regulations Part L performance. A summary of U-values and air permeability targets applied to residential units is provided in Tables 1 and 2.

Table 1: Proposed U-values (residences)

BUILDING FABRIC ELEMENT	PART L NOTIONAL U-VALUE (W/M^2K)	PROPOSED TARGET U-VALUE (W/M^2K)	% BETTERMENT
Roof	0.16	0.1	37%
External Wall	0.16	0.15	40%
Ground/ Exposed Floor	0.18	0.1	45%
External Windows	1.6	1.0	37.5%
Glazed Doors incl. frame	1.6	1.6	-

Table 2: Proposed air permeability target (residences)

AIR PERMEABILITY PART L NOTIONAL	TARGET AIR PERMEABILITY
8 $m^3/m^2/hr$	4 $m^3/m^2/hr$

Glazing with a G-value of 0.4 is also specified to limit the amount of unwanted solar gain to avoid habitable rooms from overheating.

4.2.2.2. Energy Efficient Services ("Be Clean")

The following Energy efficiency measures have been established to meet the energy demand of the building; these will be further explored at the next stage of design for the Proposed Development:

4.2.2.3. Meeting Demand Efficiently ("Be Green")

The final aspect of the design has been to establish what renewable and low carbon technologies can be adopted. A review of possible technologies has been completed. Air Source Heat Pumps (ASHP) have been deemed viable for the development and are to be considered further. The inclusion of ASHPHW provides low carbon heating promoting renewable energy use. Photovoltaics have also been considered viable and have been incorporated into the scheme design. 40% of the building area at ground floor will have photovoltaic panels located on the roof.

4.2.2.4. Operational Carbon Emissions (Results)

Energy saving from the use of renewables, improved fabric and optimised services for each of the sample sites modelled is provided in Table 3 below.

Table 3: Energy saving from renewables, improved fabric and optimised services for Brotherton House.

SAMPLE	TARGET ENERGY RATE (TER) IN KWH	DWELLING ENERGY RATE (DER) IN KWH	PERCENTAGE IMPROVEMENT COMPARED TO BASELINE (TER) %
Extra Care	605.34	196	67.7
Apartments	806.52	185.76	77.02
2 Storey House	602.64	156.76	68.24

4.2.3. Transport

The Transport Assessment and Framework Travel Plan, prepared by Curtins (document references 087688-CUR-XX-XX-T-TP-00001 and 087688-CUR-XX-XX-T-TP-00003), dated November 2025) and submitted as part of this planning application, provide an overview of the existing transport conditions associated with the site, and outline the sustainable transport measures considered to reduce transport-related emissions associated with the new development.

4.2.3.1. Public Transport

The nearest bus stops to the site are located at Wythenshawe Interchange, which is located 400m away from the development. The interchange is served by several bus routes which provide connections to Manchester Piccadilly Gardens, Manchester Airport, Altrincham, Stockport, Eccles and Macclesfield at a high frequency. These services provide frequent access to Greater Manchester facilities, in addition to larger public transport interchanges across town, such as Piccadilly Gardens and Stockport across the week.

The Manchester Metrolink light rail Navy Line serves the Civic Centre connected to the development via the Core Walking Route. The Navy line provides frequent services to Manchester Victoria via Exchange Square and Manchester Airport, at a high frequency both during the weekday and weekend periods. The site is therefore considered highly accessible by Metrolink.

The site is accessible by multiple sustainable modes of transport, which are also usable by those with limited mobility and are wheelchair accessible. The surrounding area also exhibits good levels of pedestrian infrastructure and public transport networks, especially through multi-modal trips.

The site achieves a Greater Manchester Accessibility Level (GMAL) score of 6. The GMAL score is calculated using an interactive tool managed and maintained by Transport for Greater Manchester (TfGM). The tool measures accessibility by public transport of a point of interest and provides a score between 1 and 8, where 1 is a low level of accessibility and 8 is the highest level of accessibility. As such, the site is considered to have a good level of accessibility within a suburban area.

4.2.3.2. Amenities

The development is connected to a number of amenities via a pedestrian route called the Core Walking Route, which runs through the centre of the Civic Centre to the east-west. The site is considered to be situated within a highly accessible area. Access to a selection of amenities is summarised in the Transport Assessment, as per Table 3.2 (taken from the Transport Assessment report).

Table 3: Examples of local amenities accessible from the site

AMENITY	TYPE	DISTANCE (M)
Wythenshawe Interchange	Public Transport	400
Multi Storey Car Park	Parking	470m
Asda Wythenshawe Superstore (inc. Pharmacy & Post Office)	Supermarket	480m
Wythenshawe Enterprise Academy	Education	200m

4.2.3.3. Active Travel and Pedestrian and Cyclist Networks

The pedestrian infrastructure which connecting the site to the local amenities identified is well lit and contains wide footways with a number of controlled crossing points across key roads. The site is situated within a highly accessible area and benefits from strong connections to the interchange and nearby tram stop and bus services which will be prioritised to encourage active travel and public transport usage.

There will be two main pedestrian access points provided to the building, the first will allow connection from Rowlandsway Road to the southwest and will provide access to the post room, bike store and lifts. The second will be from Wavell Road to the northeast providing access to the lifts, scooter store, bike and bin store. There is dedicated access for cyclists into the cycle stores via both Rowlandsway and Wavell Road. The existing footway across the northwest corner of the site is proposed to be replaced with an improved pedestrian connection along the perimeter of the development.

68 secure cycle parking spaces will be provided for residents in for form of two cycle stores, located at the north and south of the development. Additionally, secure scooter parking for 18 spaces in the form of two scooter stores will be provided.

4.2.3.4. Private Car Parking

The parking provision at the development has been formulated in consultation with Manchester City Council and will include a parking area with 90 bays including 14 disabled parking bays compliant with the guidance within the Disability Discrimination Act. Based on the allocation for the Proposed Development units this would be broken down as:

- Extra Care: 25 spaces (inc. 14 disabled bays).

- Apartment: 30 spaces.
- Houses: 25 spaces (1 space per home).

Based on the benefits provided to the development from its Civic Centre location a low provision of disabled only parking is proposed. The levels of parking on site will act as an initiative to encourage site residents to utilise the various public transport and cycle options available.

4.2.3.5. Travel Plan

A framework travel plan has been produced by Curtins (document ref: 087688-CUR-XX-XX-T-TP-00002) to support the planning application, and also to encourage sustainable transport practices and reduce transport emissions associated with the development. As confirmed in the report, the objectives of this document are:

- To increase the level of walking to and from the site
- To increase the level of cycling to and from the site
- To increase the level of public transport use to and from the site
- To encourage car sharing and shared transport to and from the site
- To encourage uptake of Ultra Low and Zero Emission vehicles

The plan proposes a number of further measures to be implemented after handover.

4.3. Climate Change Adaptation

As the scheme develops, further consideration will be given to designing in mitigation features to protect the development against the effects of climate change, as directed by Manchester Core Policy EN8 "Adaptation to Climate Change". Mitigation features will apply to the external envelope and building services, and future proofing will be considered, where appropriate. An assessment of the effects of climate change on the scheme has been undertaken as part of the Climate Change Chapter of the EIA.

The potential impacts of climate change considered include:

- Increased flood risk
- Increased frequency of extreme weather events
- Wetter winters, including increased moisture and driving rain
- Hotter summers, including increased solar radiation

An early-stage climate resilience workshop was undertaken with the design team to examine the climate resilience assessment, required as part of the EIA, and to identify inherent and additional mitigation measures. The mitigation measures discussed, and confirmed by further design reports, are outlined in the following sections.

4.3.1.1. Overheating

An Overheating Assessment was produced by TACE (report reference 187702-TAC-XX-XX-T-Z-005, dated November 2025) to analyse the performance of the development against a future climate change environment, with a target to ensure the relevant thermal comfort criteria is met as future temperatures continue to rise.

Based on the results of a full thermal dynamic model analysis conducted for the development, in accordance with 'CIBSE AM11 Building Energy and Environmental Modelling', all habitable rooms comply with the thermal comfort criteria as set out in CIBSE TM59:2017.

Compliance with the overheating criteria will be achieved through utilisation of the following design features and mitigation measures:

- Improved ventilation will be achieved via increased window openability, with window profiles set to begin opening at 22 degrees and will open to their maximum restriction when room temperatures reach 26 degrees.
- MVHR units will provide continuous ventilation, in line with the building ventilation requirements.
- High performance glazing specification with g values of 0.4 will be specified to reduced solar gain.
- Extract fans installed in bedrooms, operate at 10L/s during nighttime.

The report concludes that the proposed design is not at significant risk of summertime overheating and provides acceptable levels of thermal comfort conditions for occupants. Although not required for TM59 compliance, future weather files (2050–2080) were analysed; these indicate that comfort cooling may be necessary for some apartments to maintain compliance under extreme future climate scenarios.

4.3.2. Flood Risk

Rising sea levels, increased average winter precipitation, and a general rise in the frequency, duration, and intensity of rainfall may increase flood risk. This has been addressed in the Flood Risk Assessment (FRA) prepared by Civic (Ref: 18704-CIV-XX-XX-R-C-0001, dated November 2025), which incorporates climate change scenarios. The FRA confirms that the site is located within Flood Zone 1 and is at very low risk of flooding from rivers, the sea, groundwater, reservoirs, and sewers. The site is identified as having low and some medium to high-risk areas for surface water flooding.

A review of the SuDS hierarchy determined that infiltration is not feasible due to low-permeability soils. To manage surface water runoff, the proposed strategy includes:

- Permeable paving and attenuation tanks to store flows exceeding 10.2 l/s.
- Discharge to a surface water sewer, with the preferred connection point being the 450 mm United Utilities sewer on Poundswick Lane (subject to UU approval).

For the entire site, flows will be restricted to 10.2 l/s to attenuate runoff during a 1 in 100-year storm event plus 45% climate change allowance. Attenuation storage is designed to prevent on-site flooding for events up to and including the 1 in 30-year storm.

The drainage strategy includes an inspection and maintenance schedule detailing routine requirements for all components, including drainage channels, plot gullies, vortex flow controls, and attenuation tanks. It accounts for storm intensity increases of 40% and 45% for the 1 in 30-year and 1 in 100-year events, consistent with climate change allowances for a 100-year design life, as outlined in the NPPF. This demonstrates compliance with Policy EN 8 (Adaptation to Climate Change) and Policy EN 14 (Flood Risk).

4.3.3. Increased Frequency of Extreme Weather Events

The frequency of extreme weather events such as storms, droughts, heatwaves and cold spells are likely to increase as a result of climate change. As part of the EIA Climate Resilience Assessment, the following mitigation measures have been confirmed:

- Increased likelihood of storms (including high winds):
  - The design of the buildings and roofs will be in line with the relevant Eurocodes to mitigate against the potential impacts of high winds, which can result in a risk of structural damage to buildings and reduction of mechanical ventilation capacity.
  - Weathered louvres will provide protection.

- Increased likelihood of heatwaves and cold spells, and warmer summers and wetter winters:
  - An early stage overheating analysis has been completed to assist in designing out the risk of overheating in occupied space. The project is designed to 2020 medium scenarios.
  - MVHR ability to boost to increase ventilation rates to each apartment.
  - Street tree planting will help cool the area down and provide shading. It has also been recommended that lighter street surfacing is specified to contribute to heat reduction.
  - To mitigate against wetter winters the external building fabric is to be designed as a weathertight structure consisting of mostly clad in brick with limited areas of metal rainscreen cladding.
  - To mitigate against damage to external building elements and materials from wetter winters and warmer summers, robustness and durability will be a key consideration when selecting materials.
  - Furthermore, the design life of the buildings is 60 years, with the roof and external wall materials having a minimum service of 40 years.
  - Air intake and exhaust positions will be designed to protect from water ingress where possible. Weatherproof louvres are recessed back from facing brickwork.

- Increased likelihood of droughts, including reduced summer rainfall:
  - To mitigate against drought events low water use sanitary fittings and appliances will be specified where appropriate to minimise water demand.
  - Furthermore, a landlord supply meter will be provided with pulsed outputs. In addition, every unit will have a water meter.
  - The drying of soil can result in structural damage to buildings. The foundations have been designed to be piled into mudstone to mitigate against ground swell.

It is thought that extreme weather events may occur as a result of climate change, including storms, high winds, cold events, and heatwaves. The confidence level in predictions for these is low and there are a number of diverging projections. However, it is important to ensure the development is designed so that it will be resilient against future extreme weather wherever possible. This will be taken into consideration when specifying materials and structural detailing.

5. OTHER AREAS OF ENVIRONMENTAL & SUSTAINABILITY PERFORMANCE

5.1. Introduction

The wider sustainability measures to be incorporated into the project, in line with the requirements of national, regional, and local planning policy, are summarised within this section of the report.

5.2. Materials and Waste Reduction

As detailed within the Framework Construction Management Plan produced by Nexus (report reference CMF Brotherton Nov 25) produced November 2025, it is anticipated that low carbon and sustainable materials will be considered further in the design process, where the use of materials with Environment Product Declarations (EPDs) will help drive the specifications. EPDs communicate the environmental performance of products, allowing specifiers to make informed decisions regarding materials from both a performance and environmental perspective.

As detailed within the Construction Management Framework, the Principal Contractor will be encouraged to minimise waste on site and recycle as much as possible. An environmental management plan will be developed by the Principal Contractor to address issues surrounding waste, environmental legislation, pollution and nuisance such as noise, vibration and dust.

5.3. Daylight & Sunlight

A Daylight & Sunlight Assessment has been produced by GIA (document reference 23002-251111-EP) to assess the impact of the proposed development on neighbouring sites in accordance with BRE Guidelines.

The daylight levels of the neighbouring nine properties as a result of the development have been assessed using the Vertical Sky Component test (VSC), a measure of the amount of sky visible from a given point. All windows assessed met the guidelines as detailed by the BRE, concluding a 100% pass rate. The analysis found that the effects of the Proposed Development upon the daylight and sunlight of neighbouring residential properties would not be noticeable, and the Proposed Development has regard for neighbouring amenity as per Policy DM1 of the Manchester Core Strategy.

5.4. Biodiversity

A Preliminary Ecological Appraisal (PEA) was undertaken by Greengage Environmental Limited to assess the presence or potential for designated sites and legally protected or priority habitats and species within the site and its zone of influence. The PEA also evaluated likely impacts based on design-stage proposals and provided recommendations for additional surveys and mitigation measures in line with the mitigation hierarchy.
The site comprises developed land and sealed surfaces, buildings, built-up areas, gardens, and modified grassland. The PEA has identified that no statutory sites within 2 km of the site. Two internationally designated sites within 10 km have been identified but no direct or indirect impacts are anticipated due to distance and intervening urban development. In terms of non-statutory sites, five sites of biological importance (SBIs) have been flagged as nearby, the closest 0.5 km away, separated by urban development, therefore no impacts are anticipated.

Within the PEA the following mitigation measures have been recommended:

- Bats: Moderate suitability for foraging and commuting. Sensitive lighting strategy required during construction and operation. Additional emergence surveys recommended to confirm absence of roosts. Enhancements include bat boxes and landscaping.
- Birds: Habitat suitable for common nesting species. Retain vegetation where possible; clearance outside March–August or following a nesting bird check.
- Invertebrates: Retain hedgerow, scrub, and grassland where feasible.
- Invasive non-native species: Confirmed on site; removal must prevent spread and be detailed in the CEMP.
- Hedgehogs: Implement PMoW, phased clearance, cover excavations, and manage materials to prevent harm.

The following ecological enhancements have been recommended:
- Retain and enhance scrub, hedgerows, and scattered trees.
- Introduce native wildflower seed mixes and woody shrub planting.
- Install invertebrate features (e.g., insect hotels) and bat boxes.
- Provide bird nesting boxes integrated into building design, avoiding south-facing aspects.
- Compensatory planting with dense shrubs for shelter and nesting.

In addition to the PEA, a bat emergence survey confirmed likely absence of roosting bats; however, no mitigation required for roosts, as any enhancements will deliver long-term local benefits for bats. Furthermore, for planning the BNG appraisal recommends compensatory measures to achieve minimum 10% net gain. On-site delivery is currently insufficient with off-site compensation required for residual units (1.28 HU) and to

meet Trading Rules for urban trees (1.45 HU). Options suggested by Greengate within the BNG appraisal include off-site within client ownership, third-party land, local market purchase, or statutory credits as a last resort.

5.5. Air Quality

As detailed within the air quality assessment report, produced by Hilson Moran (report reference 18704-HLM-XX-XX-T-O-8201-P03-AQA, dated 21st November 2025) and submitted as part of this planning application, the proposals have the potential to cause air quality impacts at sensitive locations during the construction and operational phases, as well as expose future residents to any existing air quality issues at the site. As such, the air quality assessment was undertaken to determine baseline conditions, consider location suitability for the proposed end use, and assess potential effects as a result of the scheme:

- **Construction phase:** A qualitative assessment of construction phase impacts has been carried out. There is a Low to Negligible risk of dust soiling during demolition, earthworks and construction, and trackout activities. With regards to fugitive PM10 emissions during the construction phase the risk is classified as Low to Negligible for demolition, earthworks, construction and trackout activities. Through good site practice and the implementation of suitable mitigation measures, the impact of dust and PM_{10} releases will be minimised. The residual effect of the construction phase on air quality is therefore not significant.

- **Operational phase:** A quantitative road traffic assessment of the operational phase has been scoped out as the development-generated trips do not breach the modelling threshold set out by IAQM/EPUK. A trend analysis has been undertaken for NO2, PM10 and PM2.5 to assess the site feasibility. The measured NO2, PM10 and PM2.5 data indicates compliance with the relevant AQS objectives. The trend analysis undertaken for NO2 and PM10 data indicate a statistically significant downward trend at specified monitoring locations, at varying significances. The trend analysis for PM2.5 data indicated no statistical significance based on limited monitoring data however a downward trend was observed throughout the whole monitoring period. It is reasonable to expect that future pollution concentrations should continue to decrease with the implementation of local air quality initiatives and plans and therefore it is concluded that site specific mitigation to protect existing and future users of the Proposed Development from poor air quality is not required.

In summary, the residual effect of air quality is not significant, and with the recommended mitigation measures in place the proposals would be compliant with NPPF and MCC planning policies EN16 Air Quality and JP-S5 Clean Air.

5.6. Noise Pollution

Noise pollution can negatively affect both wildlife and the physical and mental wellbeing of residents and building users. To ensure the proposed development does not significantly contribute to noise impacts, a Noise Impact Assessment was undertaken by Hilson Moran (Report Ref: 18704-HML-XX-XX-T-O-5001-P03-NIA, dated 21 November 2025).

The assessment identified existing noise sources as intermittent traffic on Cornfield Drive, distant traffic from Poundswick Lane, occasional aircraft movements from Manchester Airport, and general pedestrian and natural sounds. Based on modelled noise levels, preliminary façade sound insulation calculations were undertaken to determine the minimum performance requirements for glazing and ventilation systems to comply with BS 8233:2014 internal noise limits.

By achieving the façade performance standards outlined in the report, the development will meet the internal ambient noise criteria of BS 8233:2014 and ProPG, ensuring an appropriate acoustic environment for

residential accommodation. External amenity areas will generally achieve desirable noise levels, with only minor exceedances near site boundaries, requiring no additional mitigation.

Overall, the assessment concludes that, with good acoustic design practice, noise can be controlled to meet recommended standards and Manchester City Council requirements, ensuring acceptable conditions for future occupants.

6. CONCLUSION

Sustainability is a key driver for the design and delivery of the Brotherton House development, with consideration given to national and local planning policy throughout all stages.

Construction carbon emissions (embodied carbon)

- An assessment of the embodied carbon associated with the RIBA Stage 2 Concept Design of the dwellings has been undertaken in line with the RICS best practice methodology.
- Possible mitigation measures have been proposed, and the design team will consider various options to reduce embodied carbon as far as possible to achieve the RIBA 2030 Climate Challenge targets.

Operational energy and carbon

- The development is designed to be highly energy-efficient, using a fabric-first approach with insulation, airtightness and glazing standards that exceed Building Regulations Part L requirements.
- The scheme is fully electric with no gas, supporting Manchester's ambition to phase out fossil fuels and transition towards a zero-carbon future.
- Air Source Heat Pump hot-water systems are provided to all homes, delivering efficient, low-carbon domestic hot water, while space heating is provided by electric panel heaters in line with the fully electric, no-gas design strategy.
- The design includes provisions for on-site renewable energy, with photovoltaic (PV) panels planned on suitable roof areas to further reduce electricity demand and carbon emissions.
- The proposals follow the Energy Hierarchy: first reducing energy demand through high-performance building design, then meeting demand efficiently, and finally incorporating low-carbon and renewable energy technologies.
- The overall strategy ensures the development delivers a highly energy-efficient, low-carbon scheme with significantly reduced energy demand and substantial reductions in operational carbon emissions

Transport

- A Framework Travel Plan has been produced to support the provision of sustainable transport measures, and reduce transport-related carbon emissions.
- The site is well connected to public transport links and local amenities, and active travel will be encouraged through high quality public realm design, traffic calming measures, and appropriate levels of cycle parking provision. Sufficient car parking is to be provided for disabled users, without encouraging over car use.

Climate change adaptation

- In line with Manchester Core Policy EN8 "Adaptation to Climate Change", a climate change resilience assessment has been undertaken and careful consideration has been given to ensuring climate change mitigation and adaptation measures are embedded within the scheme. The site is located within Flood Zone 1 and therefore is at minimal risk of flooding.

Materials and waste:

- Further sustainable material selection will be informed through reviews of Environment Product Declarations (EPDs) prior to specification.
- It is anticipated that low carbon and sustainable materials will be considered further in the design process, where the use of materials with EPDs will help drive the specifications.
- The Principal Contractor will be encouraged to minimise waste on site and recycle as much as possible. A construction environmental management plan will be developed by the Principal Contractor to address wider issues surrounding materials and waste.

Biodiversity:

- Tree planting, native shrub planting and biodiverse grassland will be incorporated into the landscaping design wherever feasible

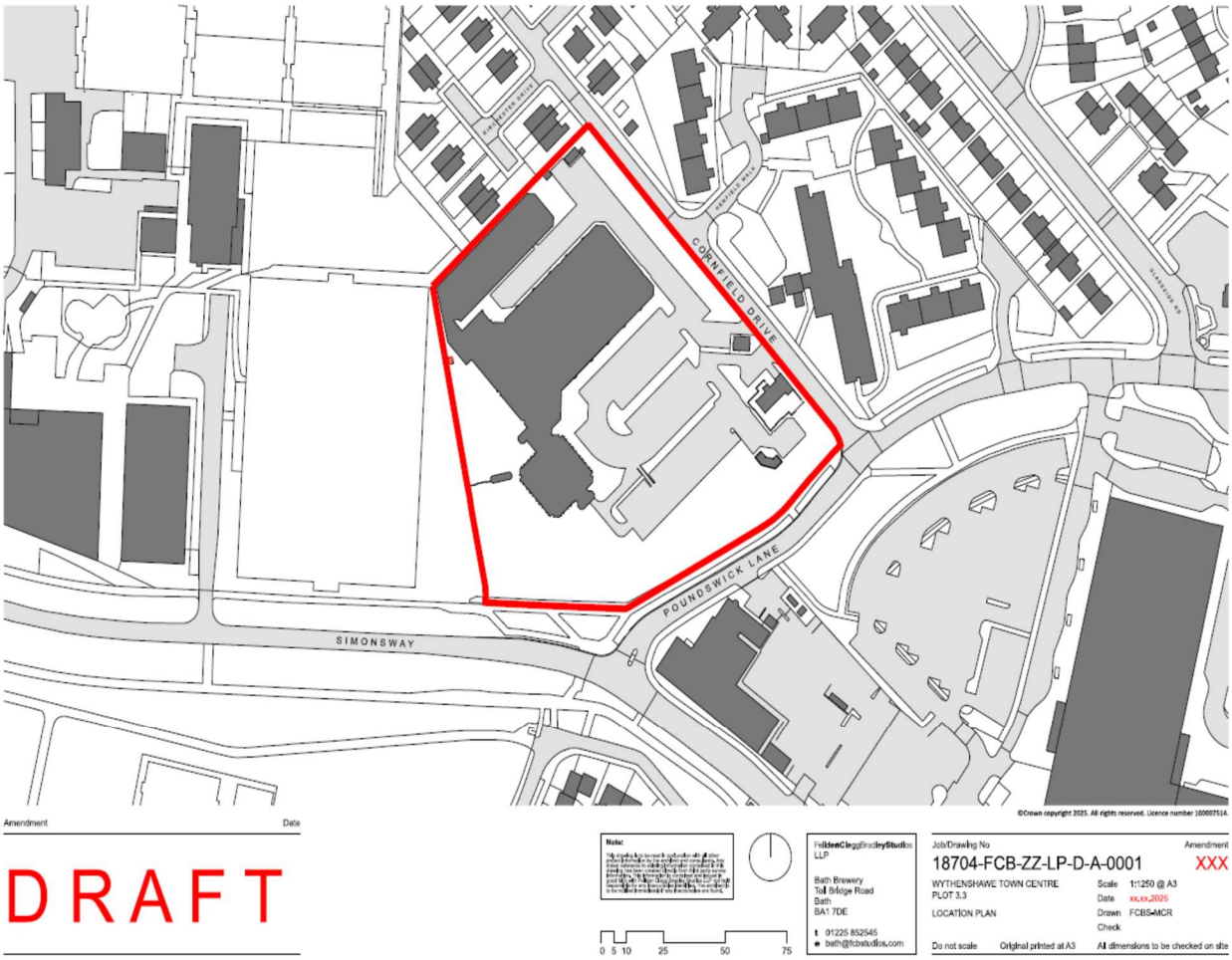
Air Quality:

- There will be no significant adverse impacts on local air quality will occur from the construction phase or operational phase of the project, as the proposed development is considered to be compliant with the NPFF and MCC planning policies EN 16 Air Quality and JP-S5: Clean Air.

Noise Pollution:

- The development will meet the internal ambient noise criteria of BS 8233:2014 and ProPG, ensuring an appropriate acoustic environment for residential accommodation.
- External amenity areas will generally achieve desirable noise levels, with only minor exceedances near site boundaries, requiring no additional mitigation.
- Overall, noise can be controlled to meet recommended standards and Manchester City Council requirements, ensuring acceptable conditions for future occupants.

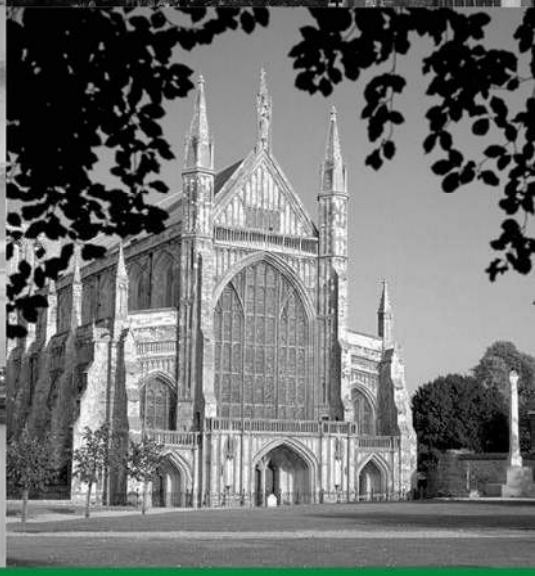
APPENDIX A: SITE BOUNDARY



APPENDIX B: EMBODIED CARBON SUMMARY





RIDGE

www.ridge.co.uk

1 INTRODUCTION

1.1 This Environmental Statement (ES) has been prepared on behalf of Muse Places and Wythenshawe Community Housing Group (the "Applicant") in respect of the regeneration proposals for Wythenshawe Town Centre, Manchester. It is proposed that three plots, within the town centre, will be brought forward for residential development and are referred to as follows:

- Brotherton House
- C2 The Birtles.
- Alpha House.

1.2 Each site will be brought forward as separate 'Full' planning applications for residential development and will be submitted to Manchester City Council ('MCC') for determination as the Local Planning Authority ('LPA'). The applications are being prepared following the adoption of the Wythenshawe Civic Development Framework ('DF') in January 2023. Two of the plots are located within the Wythenshawe Civic DF area (C2 The Birtles and Alpha House) and the remaining plot (Brotherton House) is located immediately adjacent to the boundary of the DF area. This ES has been prepared as a 'global' ES to support each of the three applications. The approach to the ES is set out in further detail in **Chapter 2: Assessment Scope and Methodology**.

1.3 The location of each site, as defined by each respective red edge planning application boundary is shown on the following **Figure 1.1a** (Brotherton House) **Figure 1.1b** (C2 The Britles) **and Figure 1.1c** (Alpha House).

EIA Regulations and Procedures

1.4 An ES is a document that sets out the findings of an Environmental Impact Assessment ("EIA"). An EIA is a process for identifying the "*likely significance of environmental effects*" (beneficial or adverse) arising from a development project, by comparing the existing environmental conditions prior to development (i.e the baseline environment) with the environmental conditions during/following the construction, operational and, where relevant, the decommissioning phases of a development should it proceed. The EIA is carried out prior to the submission of a planning application so that its findings can be considered when an application is determined.

1.5 The procedural statutory requirements for carrying out an EIA, the content of the ES and the procedures for determining planning applications for 'EIA Development' are set out

within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018) [1] (the 'EIA Regulations').

1.6 Where an application is made for planning permission for EIA Development, the local planning authority ('LPA') is not permitted under the EIA Regulations to grant planning permission unless it has first taken the relevant environmental information into consideration as reported within an ES.

Scoping

1.7 In order to determine the scope of an EIA, the EIA Regulations make provision for, but do not require, an applicant to request that the LPA provide a written opinion as to the information to be provided within the ES. This ES addresses those environmental issues which are considered by the Applicant to be pertinent and are likely to result in "*significant effects*" as required by the EIA Regulations. Details of the scoping exercise carried out with regards to the Proposed Development is set out in **Chapter 2: Assessment Scope and Methodology**.

Structure of Environmental Statement

1.8 This ES comprises studies on each of the aspects of the environment identified as likely to be significantly affected by the Proposed Development (the 'technical chapters'), which are supported with figures and technical appendices where appropriate.

1.9 This ES is structured as follows:

- **Environmental Statement Volume 1:** Main Text and Figures - Comprises the main volume of the ES, including chapters and associated figures that describe the EIA context, the Site, the Proposed Development and consideration of Alternatives. This is followed by the 'technical chapters' for each environmental discipline 'scoped-in' to the ES along with consideration of cumulative effects. The volume concludes with a summary on likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects.

- **Environmental Statement Volume 2:** Technical Appendices - Comprises the associated technical appendices which support each environmental topic within Volume 1.

[1] The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (amended 2018)

- **Environmental Statement: Non-Technical Summary (NTS)** – this provides a concise summary of the ES identifying the likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects.

1.10 The content of the main ES report comprises:

- **Chapter 1 Introduction**
- **Chapter 2 Assessment Scope and Methodology**
- **Chapter 3 The Application Site**
- **Chapter 4 Proposed Development and Alternatives**
- **Chapter 5 Planning Policy and Context**
- **Chapter 6 Socio-economics and Health**
- **Chapter 7 Climate Change**
- **Chapter 8 Residual Effects and Mitigation Summary**
- **Chapter 9 Glossary**

The EIA Consultant Team

1.11 The consultants who have contributed to the preparation of this ES are referenced in the competency statement, along with information demonstrating their "*expertise to ensure the completeness and quality of the ES*" in accordance with the EIA Regulations, see **Appendix 1.1.**

1.12 Asteer Planning are also a corporate partner of the Institute of Environmental Management and Assessment (IEMA).



Environmental Statement Availability and Comments

Availability

1.13 This ES and planning application documents will be made available online via MCC's websites once the application has been validated. Please contact the planning department at MCC (contact details below) for details on where and when hard copies of the ES may be available for inspection. All efforts will be made to make the document publicly accessible at the following addresses:

- www.manchester.gov.uk
- 0161 234 4516
- Planning Building Control and Licensing - Growth and Development, Town Hall Extension, Lloyd Street Manchester M2 5DB
- Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

1.14 Alternatively, the ES may be purchased direct from Asteer Planning, the costs for which are set out below:

- Volume 1: Main Text - £100
- Volume 2: Technical Appendix - £150
- Non-Technical Summary (NTS) - Free of charge
- Digital copies of the above documents on a USB - £10

1.15 For copies of any of the above please contact Asteer Planning LLP at:

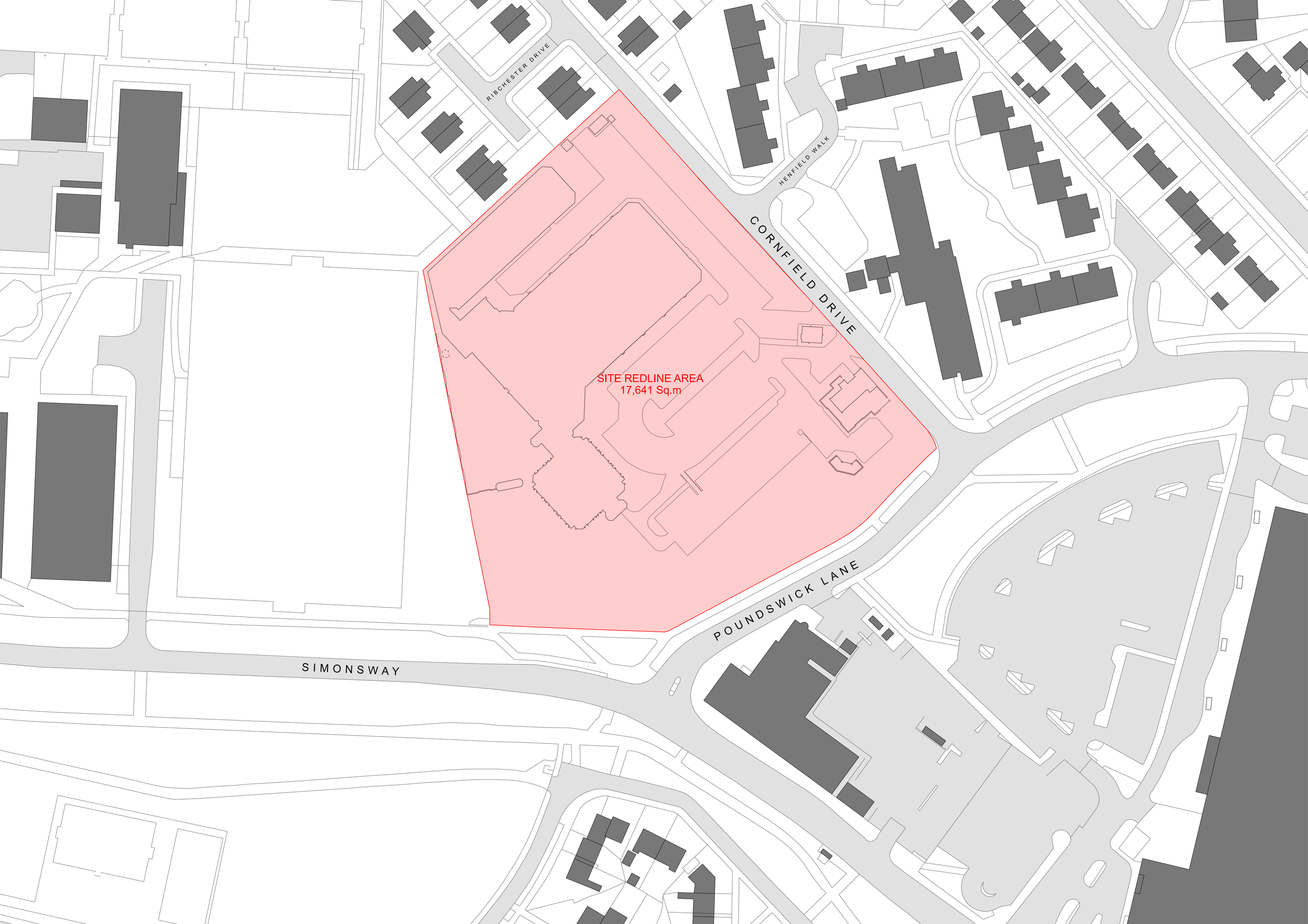
3rd Floor, Calico, 53-55 Mosley Street, Manchester, M2 3HQ

Comments

1.16 Comments on the planning application should be sent to the MCC Planning Departments, using the details given above. Please do not send comments to Asteer Planning, the Applicant or the consultants who have contributed to this ES as they need to be sent to the planning authorities to ensure that they are taken into consideration when the application is determined.

ASTEER
PLANNING

Figure 1.1a Brotherton House Site Location Plan


RIBCHESTER DRIVE
HENFIELD WALK
CORNFIELD DRIVE
SITE REDLINE AREA
17,641 Sq.m
POUNDSWICK LANE
SIMONSWAY

ASTEER
PLANNING

Figure 1.1b C2 The Birtles Site Location Plan

ASKERN AVENUE

BROADOAK ROAD

GLADESIDE RD

POUNDSWICK LANE

AINLEY WAY

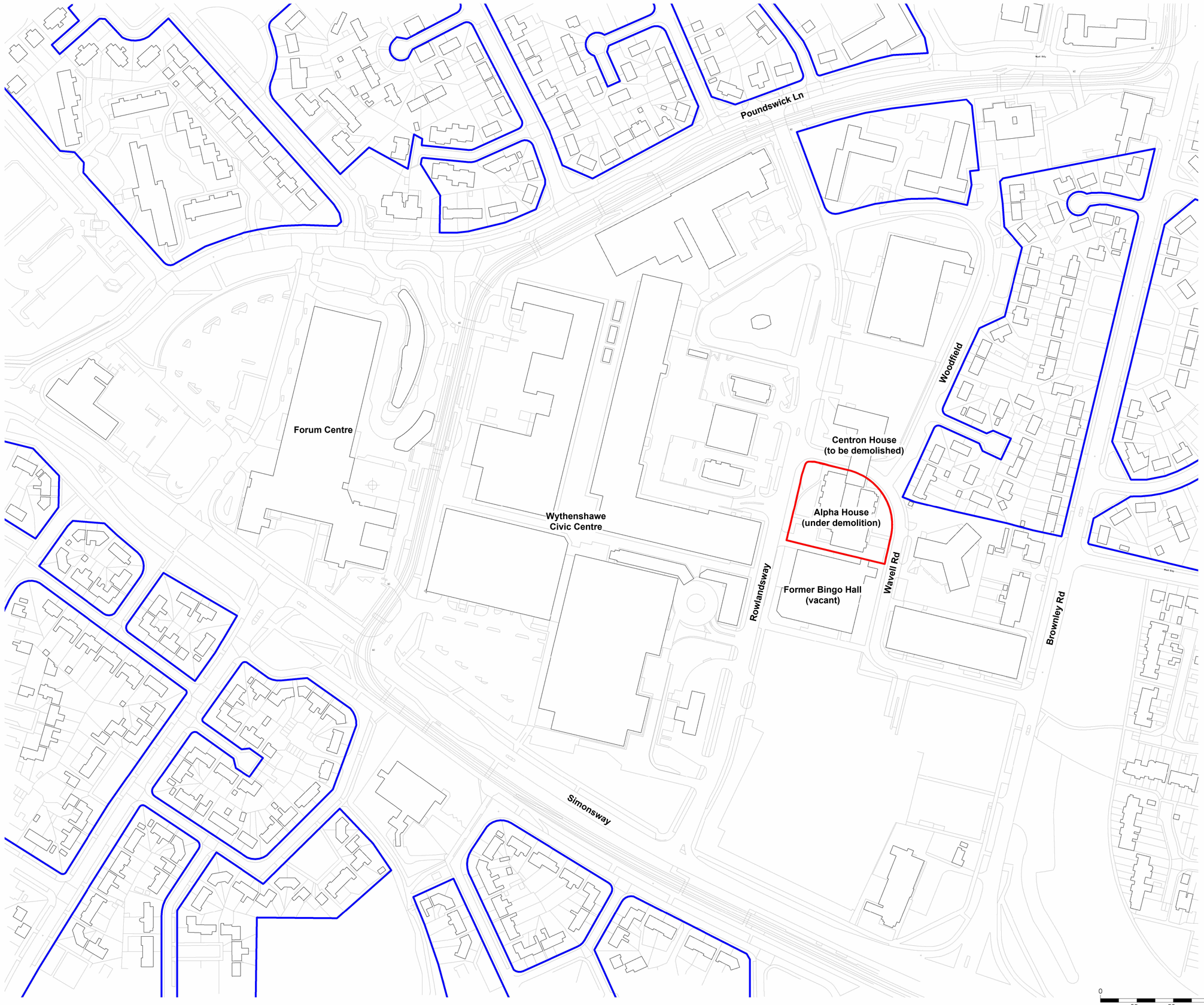
ETROP WAY

SITE REDLINE AREA
2,477 Sq.m

THE BIRTLES

ROWLANDSWAY

Figure 1.1c Alpha House Site Location Plan



Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
6. This document is prepared for the sole use of Wythenshawe Community Housing Group & Muse Places and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
7. Unless indicated otherwise, all Structural and MEPH information shown in this architectural drawing has been designed and modelled by the relevant consultants, who have complete design responsibility for those elements.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

OS Licence number 100022432

Application Boundary

WCHG Ownership Boundary

Rev	Date	Description	Drawn / Checked
C01	21.11.25	FINAL PLANNING ISSUE	TM/DM
P02	06.11.25	PLANNING ISSUE	TM/DM
P01	31.10.25	Draft planning issue	TM/DM

Project name

Alpha House

3995B

Drawing number — Rev

18703 - LB - ZZ - XX - D - A - 100000 — **C01**

Drawing

Site Location Plan

Purpose of issue — Suitability code

Planning Submission — S2

Scale — First issue date

1 : 1250 @ A1 — 09/15/25

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2 ASSESSMENT SCOPE AND METHODOLOGY

Introduction

2.1 This Chapter explains the scope and methodology used to prepare the Technical Chapters of this ES and describes its structure and content. In particular, it sets out the process of identifying and assessing the likely significant environmental effects of the Proposed Development.

2.2 This Chapter sets out the following:

- The general approach to the EIA as required by the EIA Regulations.
- Description of the form of each planning application and the approach to assessing the defined 'Proposed Development' and 'Development Project', including the extent of the development to be assessed, the approach to considering the baseline environment, description of assessment scenarios and identification of sensitive receptors.
- Scope of the ES, confirming those topics which are 'scoped-in' to this ES and those which have been 'scoped-out' which has been confirmed through seeking a formal Scoping Opinion from MCC. A summary of the scoping process is provided including the consultation exercise undertaken to agree the approach and methodology to the technical assessments undertaken and subsequently reported in this ES.
- Confirmation of the adopted methodology covering; the approach to defining the significance criteria, defining mitigation measures and resultant residual effects and approach to the assessment of cumulative effects.
- Confirmation of the structure of the ES, Project Team and Competent Experts.

Requirement for Environmental Impact Assessment

2.3 The procedures for carrying out EIA of a development project are set out within the EIA Regulations 2017 (as amended). The EIA Regulations require that for certain projects, an EIA must be undertaken. Schedule 1 of the Regulations lists developments that always require EIA. Schedule 2 of the EIA Regulations lists developments that require EIA if it is considered that they could give rise to significant environmental effects. The proposals area defined as Schedule 2 development, specifically falling under the category Schedule 2, Class 10 '*Infrastructure Projects' b) 'Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinema'*. Accounting for the scale of the proposals, it is considered the proposals

constitutes 'EIA development'. As such, a 'global' ES has been prepared to support each planning application, the approach to which is set out in this Chapter.

General Approach to EIA

2.4 In accordance with the EIA Regulations (Regulation 18), an ES is a statement which includes:

"*(a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development;*

(b) a description of the likely significant effects of the proposed development on the environment;

(c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;

(d) a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;

(e) a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and

(f) any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.

(4) An environmental statement must –

(a) where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);

(b) include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and

(c) be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.

(5) In order to ensure the completeness and quality of the environmental statement –

(a) the developer must ensure that the environmental statement is prepared by competent experts; and

(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts"

2.5 Accordingly, this ES comprises the following information:

- A description of the proposals comprising information about the 'site' including the nature, design, size and scale of each development;
- The data necessary to identify and assess the main effects that are likely to have on the environment, including a description of the relevant aspects of the current state of the environment (baseline) and forecasting methods used;
- A description of the likely significant effects (from enabling and construction works and from the operational phase) covering direct effects and any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects, explained by reference to the possible effect on: population, human health, climate and the interaction between any of the foregoing material assets (as appropriate and scoped through the formal scoping process);
- A description of the likely cumulative significant effects– i.e. the impacts of the proposals in cumulation with the impacts of other development;
- Where significant adverse effects are identified with respect to any of the foregoing, mitigation measures are proposed in order to avoid, prevent or reduce and if possible offset those effects;
- A description of the reasonable alternatives studied by the developer, which are relevant to the proposals;
- A summary in non-technical language of the information specified above;
- A statement outlining the relevant experience of the experts who have undertaken the assessment and drafted the technical chapters within this ES (provided at **Appendix 1.1**); and,
- A reference list detailing the sources used as contained at the end of each Chapter. A Glossary is also provided at **Chapter 9: Glossary** of this ES.

The Development Assessed within the EIA

Scope of the Planning Applications

2.6 This global ES supports the three separate full planning applications (Brotherton House, C2 The Birtles and Alpha House) through one singular assessment. Given, the interlinked nature of each application, they are considered to constitute a single project for the purposes of this assessment. Therefore, the 'Proposed Development' as described in this ES collectively refers to the three applications. In addition, it is acknowledged that the proposals are being brought forward following the adoption of the Wythenshawe Civic Development Framework ('DF') (2023)[1]. Two of the plots are located within the Wythenshawe Civic DF area (Plot C.2 and 2.1) and the remaining plot (Plot 3.3) is located immediately adjacent to the boundary of the DF area. This is illustrated on **Figure 2.1**. In addition, Image 1 below also identifies each of the site's location in relation to the development framework area.

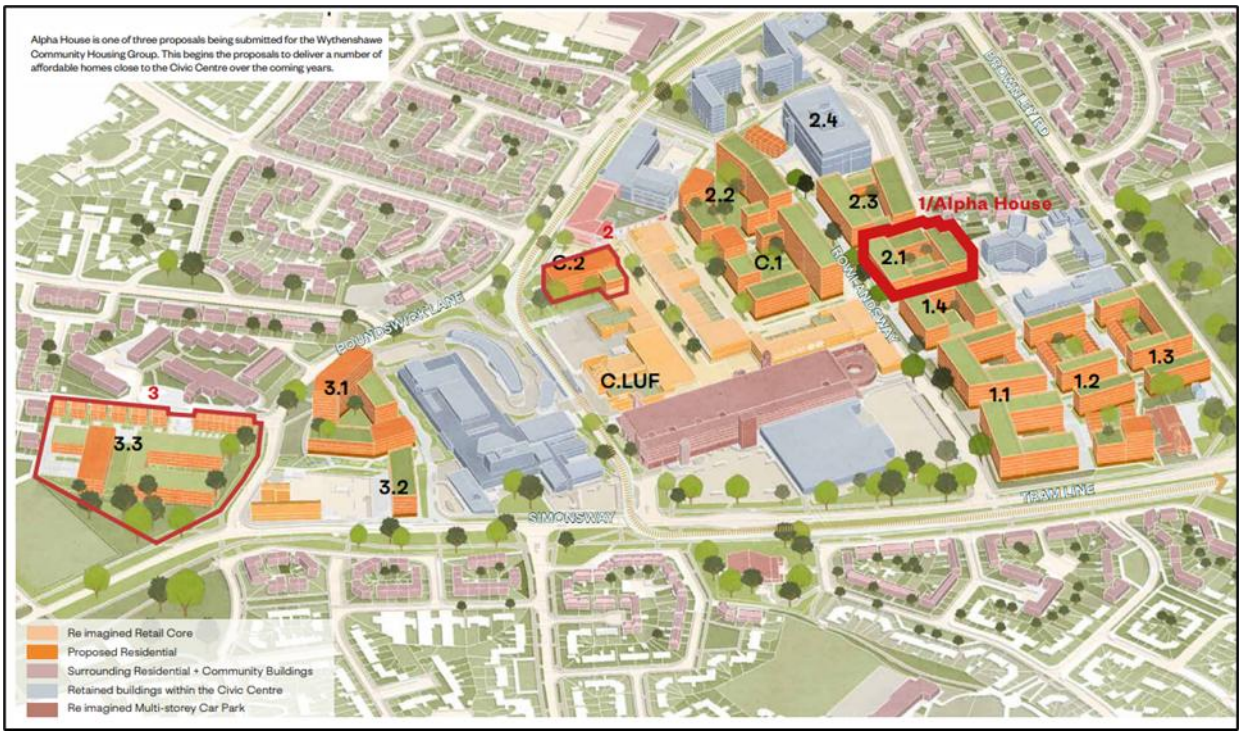


Image 1: Alpha House (ref: 2.1), C2 The Birtles (ref: C.2) and Brotherton House (ref: 3.3) are shown in the context of the wider DF area. Source: Design and Access Statement.

2.7 To ensure that all likely significant effects are identified and assessed, the EIA identifies and defines a 'project for assessment'. This is defined as follows:

[1] Wythenshawe Civic Centre, Development Framework, Issue 10 (05.01.2023), Manchester City Council

- The 'Proposed Development' collectively consisting of the three planning applications for Brotherton House, C2 The Birtles and Alpha House.

- The 'wider Development Project' consisting of the Wythenshawe DF.

2.8 Therefore, the EIA will assess a much wider area than the proposed application boundaries of each plot. Given the approach to the assessment of likely significant effects, the ES carefully set out the effects and mitigation associated with each plot separately to the effects and mitigation of the whole of the wider Development Project. The approach allows for a robust in-combination assessment to be undertaken which considers the effects of each plot proposed for development and in conjunction with the wider DF area.

2.9 To confirm, the development for which each planning application is seeking permission for is as follows:

'Brotherton House'

- Demolition of existing buildings.
- Erection of 216 dwellings (consisting of extra care and older living apartments and houses).
- Up to 5 storeys in height (apartments) and 3 storeys in height (houses)

'C2 The Birtles'

- Demolition of existing buildings
- Erection of 81 apartments
- Ground floor retail
- Up to 6 storeys in height

'Alpha House'

- Erection of 125 units and ancillary communal facilities
- Up to 6 storeys in height.

2.10 Further information on the Proposed Development, as assessed within this ES, is provided within **Chapter 4: The Proposed Development and Alternatives**. This includes a description of the proposed extent of development for which approval is sought, including

the proposed use and amount, scale and appearance, layout, landscaping, access and servicing, and parking.

2.11 It is acknowledged there is uncertainty around how future development might come forward in the wider DF area at this stage. Whilst the detail of the full applications are known, the details of the remaining wider DF area are unknown. Reasonable assumptions have therefore been made based on what is set out in the Wythenshawe Development Framework (MCC, January 2023), as set out below.

Assumptions from Wythenshawe Civic Centre Development Framework

2.12 The following assumptions have been taken from section 8.10 'Accommodation Schedule' of the Wythenshawe Development Framework. The accommodation schedule provides a vision for how the area could be developed and provides a reasonable assumption to inform the assessment of likely significant effects:

- Approximately 1350 Residential units
- Approximately 12,000m^2 of commercial and employment uses
- Approximately 55,000m^2 of landscaping, public realm, including a park, public square and green corridor.
- Approximately 5,000m^2 of culture, food and beverage and food hub.
- Building heights are assumed to be of low-mid rise to align with the town centre area.

2.13 The quantum set out above excludes that proposed across the three development plots.

Consideration of Assessment Scenarios

Baseline Scenario

2.14 Schedule 4, Paragraph 3 of the EIA Regulations states that an ES should include:

"'a description of the relevant aspects of the current state of the environment (baseline scenario)".

2.15 Likely significant effects as a result of the Proposed Development have largely been described in the ES in relation to the deviation from the current baseline environment. The baseline environment comprises the prevailing existing environmental characteristics and conditions of the site (and wider defined study areas as appropriate) based upon

information gathered during the assessment process, which has included a mixture of the following (where relevant and required):

- Site visits and surveys;
- Desk-based studies;
- Technical modelling;
- Review of relevant national and local planning policies; and,
- Consultation with relevant statutory consultees.

2.16 The baseline conditions for the purposes of the ES vary dependent on the timing of the survey or the date when data sources have been accessed. Throughout the EIA, the origin of all third-party data, the dates of surveys and the dates when data sources have been accessed are clearly outlined within the relevant technical **Chapters 6-7**, alongside any limitations or assumptions to baseline data collection.

Proposed Development Scenario

2.17 The EIA considers the direct and indirect effects of the proposals as follows:

- The proposals for residential-led development for which full planning permission is sought across Brotherton House, C2 The Birtles and Alpha House. The area for development for each proposal will be defined by their respective planning application 'red edge' boundaries (refer to **Chapter 1: Introduction**).
- The in-combination assessment of the wider DF area as defined by the adopted boundary (shaded red on Figure 2.1) and assessment assumptions set out above.
- Any other associated infrastructure that might be required to enable the proposed development to come forward.

2.18 As outlined above, it is acknowledged there is uncertainty around how future development might come forward in the wider DF area at this stage. However, for the purposes of the EIA, the assessment within the ES is based on reasonable assumptions and based on information as set out above.

2.19 In accordance with the EIA Regulations, the likely significant effects associated with both the enabling and construction works (including site preparation and any preparatory earthworks) and the completed and operational phases of the development are assessed.

This includes for the wider Development Project. It also assumes that construction phases of the Proposed Development could overlap and therefore assuming a 'worst case' scenario assessment.

2.20 The assessment assumes a two year build period for each plot which could occur concurrently or overlap.

2.21 The approach adopted to assessing each scenario is presented in each Technical Chapter (refer to **Chapters 6-7**).

Consideration of Alternatives

2.22 Schedule 4, Paragraph 2, of the EIA Regulations requires that the ES contain:

"*A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer... and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects*".

2.23 In addition, the Planning Practice Guidance ("PPG") on EIA (Paragraph 035) states that:

"*Where alternative approaches to development have been considered, the Environmental Statement should include a description of the reasonable alternatives studied which are relevant to the proposed development and its specific characteristics and provide an indication of the main reasons for the choice made, including a comparison of the environmental effects*"

2.24 Accordingly, this ES contains a section within **Chapter 4: The Proposed Development and Alternatives** setting out the Alternatives considered.

Scope of Environmental Impact Assessment

2.25 In order to determine the scope of the EIA a request for a Scoping Opinion was submitted on behalf of the Applicant to MCC on 15th October 2025 (refer to **Appendix 2.1**). The request described the site context, the nature and purpose of the Proposed Development, and identified the proposed scope and structure of the ES for MCC's consideration.

2.26 MCC issued their Scoping Opinion on 5th November 2025; this is enclosed within **Appendix 2.2**. MCC contacted a number of consultees as part of the Scoping exercise, as listed below. Refer to Table 2.1 for a summary of the Scoping Opinion and consultee responses.

2.27 In summary, MCC agreed to the suggested disciplines and methodology set out in the submitted Scoping Report. The consultee comments are summarised in Table 2.1 below.

This table also identifies where these comments, where relevant, are addressed within this ES. Any subsequent discussions regarding the scope of the assessments undertaken separately to the EIA scoping process, is discussed within each relevant Technical Chapter (refer to **Chapters 6-7**).

Table 2.1: Summary of Formal Scoping Opinion and Consultee Responses

Consultee	Summary of Comments / Discussion	Where Comments are Addressed (where relevant)
MAG Group Aerodrome Safeguarding Team 22/10/2025	MAG outlined their interest in the predicted height of buildings at this location and whether there is any potential interference to RADAR operations and whether the construction process will present a height obstacle to safeguarded surfaces or whether associated landscaping and SuDS will attract significant numbers of species of birds that are hazardous to aircraft, and whether any solar PV will create a glint/glare hazard for pilots or air traffic controllers. MAG acknowledged consultation between them and the applicant which has already been carried out, however they did not provide any specific comments on the scope of ES.	The buildings proposed are of low-mid rise across the proposed development plots. Therefore, no tall buildings are proposed. Further detail on the design is set out in **Chapter 4: The Proposed Development and Alternatives** and the Supporting Planning Statement (Asteer, 2025) / Design and Access Statement for each application.
Environment Agency (EA) 30/10/2025	The EA did not have any specific comments of the scope of the EIA. However, they outlined the application should include information on how both surface water and foul drainage will be managed. The application should demonstrate that appropriate measures are in place to ensure the development does not increase flood risk or pose a risk to water quality.	Addressed in the Flood Risk Assessment and Drainage Strategies submitted with each application.

Greater Manchester Ecology Unit (GMEU) 03/11/2025	GMEU were in agreement that biodiversity/ecology could scoped out of any EIA, however clarifications were required regarding the location of the plots being assessed. GMEU stated the ecological aspects can be dealt with through the provision of an Ecological Appraisal and BNG assessment/statement.	Addressed in the Ecology Appraisal and BNG report submitted with each application.
Natural England (NE) 24/10/2025	NE did not have any specific comments on the scope of the EIA, but provided general advice on the scope of what is required in EIA if relevant.	N/A
Transport for Greater Manchester (TfGM) 03/11/2025	TfGM did not have any specific comments on the scope of the EIA. TfGM stated full Transport Assessment (TA) should be provided as part of the application.	Addressed in the Transport Assessment submitted with each application.
United Utilities (UU) 29/10/2025	UU did not have any specific comments on the scope of the EIA. UU did state a number of key areas for consideration within the planning application including foul and surface water drainage, on site flood risk, asset protection and UU Property Interests.	Addressed in the Flood Risk Assessment and Drainage Strategies submitted with each application.

2.28 Accordingly, the environmental themes scoped into or out of the EIA are given in Table 2.2 below.

Table 2.2: Environmental Topics Scoped In / Out as per the EIA Regulations

EIA Topic (as defined by Regulation 4 (2) of the EIA Regulations)	Scoped In / Out	Comment
Population	Scoped in	This topic has been assessed within Chapter 6: Socio-economics and Health Chapter. These topics are proposed to be scoped-in to the assessment to ensure a robust and thorough assessment on the local population.
Human Health	Scoped in	Human health is assessed within Chapter 6: Socio-economics and Health to measure the potential for significant effects in relation to health and wellbeing determinants.
Climate	Scoped in	Climate change is assessed within Chapter 7: Climate Change to measure the potential for significant effects from the impact of the project on climate change and climate change resilience.
Biodiversity (e.g Flora and Fauna)	Scoped out	No significant environmental effects considered likely for the purposes of EIA. However, standalone Ecology reports will support each planning application.
Land (e.g Contamination)	Scoped out	No significant environmental effects considered likely for the purposes of EIA. However, standalone Ground Contamination Phase 1 assessments will support each planning application.
Soil	Scoped out	Given the baseline conditions of the site, no significant environmental effects considered likely for the purposes of EIA. Therefore this topic has been scoped out of the EIA.
Water	Scoped out	The site is in Flood Zone 1 and no significant environmental effects considered likely for the purposes of EIA. Standalone flood risk and drainage assessments support each planning application.
Air and Noise	Scoped out	No significant environmental effects considered likely for the purposes of EIA. Therefore, this has been scoped out of assessment. Standalone assessments support each planning application.
Material Assets	Scoped out	No significant environmental effects considered likely for the purposes of EIA which have not already been considered in the assessment of likely significant effects, therefore it has been scoped out of the assessment. However, consideration is given to the use of materials in the Climate Change chapter in terms of embodied carbon.
Cultural Heritage	Scoped out	No significant environmental effects in relation to Built Heritage or below ground assets are considered likely for the purposes of EIA. Therefore, this has been scoped out of the assessment.

EIA Topic (as defined by Regulation 4 (2) of the EIA Regulations)	Scoped In / Out	Comment
Landscape / Townscape	Scoped out	No significant environmental effects considered likely for the purposes of EIA given the town centre location and low to mid rise nature of the proposed development, both as part of the Proposed Development and wider development framework area. Therefore, this has been scoped out of assessment.
Interrelationship between above factors	Scoped in	To be presented at the end of each topic chapter.

2.29 The following technical topics and an assessment of the associated likely significant environmental effects have been taken forward and assessed within the EIA and are reported in the ES (i.e. 'scoped in'):

- Socio-economics and Health
- Climate Change

2.30 Given the nature and intended longevity of the Proposed Development's operational life, decommissioning has not been considered as part of this study as agreed in the scoping process. This is due to the uncertainty over the scope and extent of any decommissioning activities that might occur in the future and uncertainty regarding any likely changes in regulatory processes that might occur between construction of the Proposed Development and any decommissioning activities. This EIA therefore focuses on the likely significant effects of the Proposed Development during the enabling works and construction and operational phases only. However, consideration has been given to 'End of Life' emissions as part of the Climate Change chapter in the context of whole life carbon emissions for robustness.

2.31 If any decommissioning activities take place at a future date, then it is assumed that such activities will be screened under the EIA Regulations to determine whether they constitute EIA development and in doing so adhere to the requirements of the EIA Regulations.

2.32 It is also acknowledged that, given the nature of the development and its location, there is unlikely to be any significant adverse effects "*deriving from the vulnerability of the*

development to risks of major accidents and/or disasters", although consideration has been given to potential significant effects as a result of minor accidents, specifically within the construction stages; these are addressed within relevant disciplines throughout the ES where relevant to the agreed scope of the ES.

2.33 In the context of the above environmental topics, the ES includes the following disciplines / chapters (forming part of Volume 1 of the ES):

- **Chapter 1: Introduction**
- **Chapter 2: Assessment Scope and Methodology**
- **Chapter 3: Application Site**
- **Chapter 4: The Proposed Development and Alternatives**
- **Chapter 5: Planning Policy Context**
- **Chapter 6: Socio-economics and Health**
- **Chapter 7: Climate Change**
- **Chapter 8: Residual Effects and Mitigation Summary**
- **Chapter 9: Glossary**

2.34 As part of the EIA process, there are several technical topics and their associated environmental effects which are not considered to be significant and therefore have been 'scoped out' of the EIA (and the ES). These are as follows:

- Biodiversity (e.g. Flora and Fauna)
- Air Quality
- Noise
- Landscape and Visual Impacts
- Ground Conditions
- Built Heritage and Archaeology
- Flood Risk and Drainage
- Waste and Material Assets

- Daylight, Sunlight and Overshadowing
- Wind Microclimate
- Major accidents and / or disasters.

2.35 The evidence base to support 'scoping out' these technical topics is presented in the EIA Scoping Report (**Appendix 2.1**) and as confirmed through the issue of MCC's Scoping Opinion (**Appendix 2.2**).

2.36 The ES has been undertaken and is based on the Scoping Opinion. However, an iterative process of design and assessment has been undertaken and as such there could be changes to the scope each technical assessment and which is discussed within the 'Approach' section of each technical Chapter. This is considered to be in accordance with paragraph 038 of PPG which states that: '*…where it becomes evident during the assessment process…that a particular environmental factor is absent or unlikely to be significantly affected by a proposed development, there should be no need for further assessment of that factor even if it was identified in the scoping process…*'.

2.37 This ES meets the requirements set out in Regulation 18, Paragraphs 3 – 4 and Schedule 4 of the EIA Regulations. A summary of where the Schedule 4 requirements are addressed within the ES is given in Table 2.3.

Table 2.3: Schedule 4 Requirements Summary

Schedule 4 Requirement	Where addressed within the ES
1. A description of the development, including in particular: (a) a description of the location of the development; (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases; (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste) produced during the construction and operation phases.	(a) **Chapter 3 Application Site** (b) **Chapter 4 Proposed Development and Alternatives** (c) **Chapter 4 Proposed Development and Alternatives** (d) within in **Chapter 4** as it relates to the scheme description and within **Chapters 6 – 11** as it relates to the individual topic areas.
2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	**Chapter 4** Alternatives section.
3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	The baseline is fully described / established within **Chapters 6 – 7** as it relates to individual topic areas.
4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	The baseline factors that have the potential to be affected by the Proposed Development are fully described and established within **Chapters 6 – 7** in Baseline Conditions as it relates to individual topic areas.

5. A description of the likely significant effects of the development on the environment resulting from, inter alia: (a)the construction and existence of the development, including, where relevant, demolition works; (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources; (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste; (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters); (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources; (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; (g) the technologies and the substances used.	(a, b, c, d & g) A description of the likely significant effects for each individual topic area is discussed within **Chapters 6-7** Assessment of Likely Significant Effects as it relates to individual topic areas of the ES. (e) **Chapters 6 - 7** Cumulative and In-Combination Effects sections of the ES as it relates to individual topic areas. **Chapter 2** details the approach to cumulative effects and lists developments considered within the assessment. (f) **Chapter 7** considers the effects relating to climate change
6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	**Chapters 6 – 7** detail the Assessment Approach used for each individual topic assessment, including limitations and difficulties to the assessments as it relates to individual topic areas.
7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	**Chapters 6 – 7** in the Mitigation, Enhancement and Residual Effects section detail mitigation and enhancement measures as it relates to individual topic areas.

8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU (3) of the European Parliament and of the Council or Council Directive 2009/71/Euratom (4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	**Chapters 6 – 7** in the Mitigation, Enhancement and Residual Effects section details any residual effects as it relates to individual topic areas.
9. A non-technical summary of the information provided under paragraphs 1 to 8.	Non-Technical Summary is provided as a separate volume to this ES.
10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	References are provided at the end of each Chapter.

Determining Likely Significant Effects and Significance Criteria

2.38 The EIA (and therefore the ES) has been undertaken with due consideration of the following:

- Consideration of the relevant National Planning Policy Framework (NPPF) and accompanying PPG, and the statutory extant and emerging development plan policies;
- Guidance documents, such as Institute of Sustainability and Environmental Professionals (ISEP) (formally IEMA); EIA Guide to Shaping Quality Development (IEMA), EIA Guide to Delivering Quality Development (IEMA) and Effective Non-Technical Summaries for Environmental Impact Assessment (IEMA);
- Review of the baseline situation through existing information, data, reports, site & desktop surveys;
- Consideration of potential sensitive receptors;
- Identification of likely significant environmental effects and an evaluation of their duration and magnitude where applicable;
- Expert opinion and technical modelling, where relevant;
- Use of relevant technical and good practice guidance; and
- Specific consultation with appropriate bodies.

2.39 Environmental effects have been evaluated with reference to definitive standards and legislation where available. Where it has not been possible to quantify effects, assessments have been based on available knowledge and professional judgment.

Approach to Determining Significance Criteria

2.40 The EIA identifies the likely 'significance' of environmental effects (beneficial or adverse) arising from the Proposed Development. Each technical chapter defines discipline specific 'likely significant effects' by the use of pre-determined assessment criteria. Individual disciplines stipulate the specific assessment criteria used within their own technical chapters under 'Assessment Approach'; however in broad terms, environmental effects can be described as adverse, beneficial or neutral on a sliding scale, for example, major-moderate-minor-negligible.

2.41 In many technical disciplines (but not all), significance reflects the relationship between two factors:

- The magnitude or severity of an effect (i.e. the actual change taking place to the environment); and
- The sensitivity, importance or value of the resource or receptor.

2.42 Specific separate criteria for determining the degree of 'magnitude' and the degree of 'sensitivity' (or importance or value) is clearly defined within each technical chapter, and again is often on a sliding scale (e.g. high-medium-low).

2.43 The significance of a particular effect can then be derived from the interaction of the receptor's sensitivity and the magnitude of change likely to be experienced.

2.44 An example of this 'matrix' process is indicated below in Table 2.4, however it should be noted that this is provided as a general guide only. Discipline-specific methodology is often used rather than generic criteria, as it is recognised that broad criteria does not always cater for all disciplines, particularly where best practice and guidance require subtle differences. All significance criteria are clearly explained within each Technical Chapter (refer to **Chapters 6-7**) under the heading of Assessment Approach.

Table 2.4: Example degrees of Significance based on Magnitude/Sensitivity

		Sensitivity of Receptor			
Magnitude of Change		**High**	**Medium**	**Low**	**Negligible**
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

2.45 Significance of effects would be assigned both before and after mitigation where relevant.

Approach to Establishing Mitigation and Residual Effects

2.46 The approach to mitigation is in accordance with IEMA best practice guidance, which identifies three forms to mitigate environmental effects of the proposed development:

- Primary mitigation – is the consideration of mitigation embedded into the fixed scheme (as per the parameter plans) with the aim where possible, of avoiding, reducing or offsetting significant adverse effects, determined during the course of the assessment;
- Secondary mitigation – is the mitigation that is not embedded into the proposals and which requires further action than already proposed; and
- Tertiary mitigation – is required regardless of any EIA assessment, as it is imposed, for example, as a result of legislative requirements and/or standard sectoral practices.

2.47 As noted above, a number of design responses have been embedded into the parameters of the development. These 'designed-in' measures are factored into the assessment of likely significant effects prior to the consideration and assessment of secondary mitigation measures. Where secondary mitigation measures are proposed that are specific to an environmental theme (e.g. travel plan measures), these are highlighted within the relevant technical chapters and may be subject to appropriate planning conditions or obligations. Where the assessment of the Proposed Development has identified potential for adverse environmental effects, the scope for mitigation of those effects, for example by way of compensatory measures, has been considered and is outlined in the appropriate Technical Chapter (refer to **Chapters 6-7**). It is assumed that such measures would be subject to appropriate planning conditions or obligations.

2.48 Where the effectiveness of the mitigation proposed has been considered uncertain, or where it depends upon assumptions of operating procedures, then data and/or professional judgment has been introduced to support these assumptions.

Approach to assessing Cumulative and In-Combination Effects

2.49 The ES responds to the requirement in the Regulations to assess the cumulative effects of the Proposed Development. Within EIA, cumulative effects are generally considered to arise from:

- Inter-project Cumulative Effects: The combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effect; and

- Intra-project Cumulative Effects: The combined effect of individual effects (for example noise, airborne dust or traffic) on a single receptor where deemed potentially significant (referred to as “in-combination” in the Design Manual for Roads and Bridges (DMRB) LA 104 Environmental Assessment and Monitoring).

Inter-project Cumulative Effects

2.50 With respect to inter-project cumulative effects, the EIA Regulations state that consideration should be given to “*other existing and/or approved projects*” (Schedule 4, paragraph 5(e)). This is further supported by the PPG which states “*There are occasions.....when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development*” (Paragraph: 024 Reference ID: 4-024-20170728). Regard has therefore been given to relevant “*existing and/or approved projects*”, which alongside the development of the proposals at the site, could potentially result in cumulative significant effects (discussed further below).

2.51 It is also acknowledged that there may be other proposals which are considered as "*reasonably foreseeable*" as referred to within the European Guidance in relation to the definition of cumulative effects. It is important to recognise that it is not the role of the EIA to assess all these types of potential developments and a staged approach in identifying which 'other sites' are relevant to consider is appropriate. A review has therefore been undertaken of relevant "*existing and/or approved projects*" and also other potential developments which have been subject to planning applications. Each has been considered in relation to how certain the development is in coming forward and if likely or certain, whether they may influence the baseline or have the potential for significant cumulative effects with the Proposed Development; thus identifying what 'other developments' are considered appropriate to consider in any cumulative scenario. This review included major developments within a 5 km radius of the site via a search of MCC’s planning application search function available on the Council’s website. The search included those applications that have been approved within the last 5 years. It is considered that this radius and timeframe is a robust approach to identify the potential for any cumulative effects that may arise given the characteristics of the Proposed Development. Those schemes identified are set out in Table 2.5 below. Where developments are recently complete and operational, these are included in the baseline assessment. This list was agreed with MCC through the Scoping process.

2.52 The assessment considers the likely significant cumulative effects for all scenarios assessed.

Table 2.5: Identification of Cumulative Schemes

Application Reference	Description of the parameters for assessment	Location / Distance	Status
Sites considered in Cumulative Assessment			
SMBC Reference: DC/081468	Outline planning permission (access only) for up to 278 dwellings, retention of the existing Heald Green Community Theatre building, retention of the existing Clubhouse to facilitate its use as a community hub (sui generis) for flexible uses within Use Class E (a)(b)(e)(g(i)) and Class F2 (a)(b) (The combined retail and shop sales within Use Classes E(a) and F2(a) to be limited to a maximum of 200 sq m net floorspace), associated landscaping and open space and all user access from Pymgate Lane, Grasmere Road and Troutbeck Road and non-motorised user access from Styal Grove, Yew Tree Grove and Rose Vale Park.	1.43km east	Approved on appeal December 2024 – not yet under construction.
SMBC Reference: DC/076341	A hybrid planning application seeking: Full planning permission for the demolition of all existing buildings and the development of a new hospice facility including access and landscaping; and Outline planning permission with all matters reserved except for access for a residential development of up to 40 residential dwellings, landscaping and other associated infrastructure.	2km east	Approved July 2023 – under construction.

Intra-project Cumulative Effects and In-Combination Effects

2.53 Intra-project effects are the combined effect of individual effects (for example, airborne dust and traffic) on a single receptor which have the potential to be significant. Where such effects are identified, these are discussed within each Technical Chapter (refer to **Chapters 6-7**).

General Assumptions & Limitations

2.54 The principal assumptions that have been made and any limitations that have been identified in preparing this ES are set out below:

- Information received from third parties is complete and up to date;
- The design, construction and completed stages of the Proposed Development will satisfy legislative requirements; and,
- Conditions, or other legal obligations, will be attached to the planning permission to secure 'mitigation', where considered necessary to make the Proposed Development acceptable.

Structure of Technical Chapter

2.55 Throughout the EIA process, the likely significant environmental effects of the Proposed Development will be assessed. Within each of the Technical Chapters the information which will inform the EIA process has generally been set out in the following way:

- Introduction - to introduce the topic under consideration and state the purpose of undertaking the assessment;
- Assessment Approach - to describe the method and scope of the assessment undertaken and responses to consultation in relation to method and scope in each case pertinent to the topic under consideration;
- Baseline Conditions - a description of the baseline conditions pertinent to the topic under consideration including baseline survey information;
- Assessment of Likely Significant Effects - identifying the likely effects, evaluation of those effects and assessment of their significance, considering both construction and operational and direct and indirect effects;

- Further Mitigation, Enhancement and Residual Effects - describing the mitigation strategies for the significant effects identified, noting any residual effects;
- Cumulative Effects - consideration of potential inter and intra cumulative effects (as discussed above); and
- Summary - a non-technical summary of the chapter, including confirmation of the likely significant residual effects identified, mitigation measures and conclusion.

The Project Team and Competent Experts

2.56 The ES has been compiled using a wide range of sources and with inputs from competent, technical specialists, see **Appendix 1.1** for full list. The organisations and their roles in the project team are listed in **Table 2.6** below.

Table 2.6: Competent Experts

Discipline	Organisation
EIA Project Management	Asteer Planning
Socio-economics and Health	Nexus Planning
Climate Change	Ridge

3 THE APPLICATION SITE

Introduction

3.1 This Chapter provides a description of the site and its surrounding context. More discipline specific descriptions of the site and surrounding area are provided within each individual Chapter and associated appendices.

Site Description and Environmental Designations

3.2 The location of each site, as defined by each respective red edge planning application boundary is shown on the following **Figure 1.1a** (Brotherton House) **Figure 1.1b** (C2 The Birtles) and **Figure 1.1c** (Alpha House). Refer to **Chapter 1: Introduction**. For the purposes of this Chapter, the 'Proposed Development site' refers to each development site collectively, unless otherwise stated. In addition, as set out in **Chapter 2: Assessment Scope and Methodology**, the wider DF area is shown on **Figure 2.1**. This is referred to as the wider DF area or Development Project area unless otherwise stated.

3.3 The Proposed Development site lies within the administrative authority of MCC.

3.4 The Proposed Development site is situated within an existing urban setting in Wythenshawe Town Centre. The combined area of the Proposed Development site and the wider DF area extends to 22.97 hectares (ha) (as shown on Figure 2.1), which is bound by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56. Rowlands Way creates an additional north-south route through the eastern portion of the wider Development Project area, connecting Poundswick Lane and Simonsway.

3.5 There are no watercourses within the Proposed Development site or wider DF area and is therefore located entirely in Flood Zone 1 (lowest area of flood risk). There are areas at low to high risk of surface water flooding across the wider DF area, including areas of within the Proposed Development site.

3.6 There are no statutory or non-statutory built heritage assets within the Proposed Development site or wider DF area. One Scheduled Monument (Peel Hall Moated Site) is located approximately 730m east and there are four Grade II Listed Buildings within 1km:

- Wiliam Temple Memorial Church - located approximately 60m to the south of the site.
- Roman Catholic Church of St Anthony - located approximately 350m south of the site.

- Bridge of Approach Over Moat to Former Peel Hall - located approximately 770m east of the site.

- Church of Luke the Physician - located approximately 880m north of the site.

3.7 The Proposed Development site or wider DF area is not in or within the vicinity of any statutory landscape designations including National Landscape (previously known as Areas of Outstanding Natural Beauty) or National Parks.

3.8 There are no statutory or non-statutory designated ecological sites within the Proposed Development site or wider DF area, or within the immediate area. The closest designated ecological sites include:

- Gatley Carrs Local Nature Reserve (LNR) – 1.9km to the north east of the site.

- Wythenshawe Park LNR - 2.2km north of the site.

3.9 A small section along Rowlands Way is designated as part of the Manchester Air Quality Management Area (AQMA). Areas to the south along Simonsway are also located in the Manchester AQMA, which was declared for exceedances of the annual mean Air Quality Objective (AQO) for nitrogen dioxide (NO2) and Particulate Matter (PM10).

3.10 There are no Tree Preservation Orders (TPOs) located within Proposed Development site or wider DF area.

3.11 The Proposed Development site or wider DF area is highly accessible by public transport, with Wythenshawe Town Centre tram stop and Wythenshawe Interchange located within the site. The Interchange provides regular bus services to Altrincham (11, 249), Manchester Airport (43, 103, 248), Stockport (11, 368), Macclesfield (130), Stockport (368), Piccadilly Gardens (43, 101, 103), and Eccles (248). Wythenshawe Town Centre Tram stop sits on the Navy Line with regular direct services to Manchester Airport and Victoria via Market Street.

Immediate Plot Boundaries Site Context

3.12 Brotherton House, is a vacant office building to the north west of Wythenshawe Town Centre previously occupied by Lloyds Banking Group. The site comprises a surface car park with landscaping and mature trees in the south west and southern areas. Access is provided off Cornfield Drive with a small security office aiding barriered entrance and exit points. The multi-storey office building occupies the west of the site, with a larger footprint single-storey building occupying the centre of the Site.

3.13 Plot C2 The Birtles, comprises a vacant part two, part three storey building with office space/ storage over ground floor retail and a hard surfaced open area occasionally occupied by market vendors. The site is enclosed by a tall, spiked, metal fence on its northern boundary.

3.14 Alpha House (currently under demolition), is characterised as a former office building directly to the east of Wythenshawe Town Centre.

Summary

3.15 The Proposed Development site and wider DF area falls within the administrative area of MCC.

3.16 The Proposed Development site and wider DF area is situated within an existing urban setting in Wythenshawe Town Centre and taken together comprises approximately 22.97 hectares (ha). The site is bounded by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56. Rowlandsway creates an additional north-south route though the eastern portion of the site, connecting Poundswick Lane and Simonsway.

4 THE PROPOSED DEVELOPMENT AND ALTERNATIVES

Introduction

4.1 This Chapter of the ES sets out the description of the Proposed Development, in addition to identifying the main reasonable alternatives to the Proposed Development that have been considered and the main reasons for selecting the chosen option.

4.2 Schedule 4, Part 1 of the 2017 EIA Regulations outlines the information that should be provided within an ES. This Chapter includes a 'Description of the Development', including in particular:

"*a) A description of the location of the development;*

b) A description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land use requirements during the construction and operational phases;

c) A description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;

d) An estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases)."

4.3 This Chapter and the accompanying figures provide a description and details of each of the full planning applications for the Proposed Development proposed and describes the Proposed Development in line with Schedule 4 of the EIA Regulations. A description of the enabling works and broad construction methods and processes is also presented.

4.4 The information presented in this Chapter alongside the plans submitted for approval form the basis of the EIA and provides the level of detail required to enable the assessment of environmental effects for the application in line with the EIA Regulations.

Description of Development and Assessment Details

4.5 The description of development for each full planning application is as follows:

Brotherton House

- "*Erection of extra care apartments (Use Class C2) older living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings*"

C2 The Birtles

- "*Erection of 81 no. residential apartments (Use Class C3a) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings."*

Alpha House

- *"Erection of residential development (Use Class C3) comprising a part 2, part 6 storey building together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works."*

4.6 As outlined in ES Chapter 2: Assessment Scope and Methodology, assumptions for the wider Development Framework (DF) area have been adopted for the purposes of this assessment, which are also outlined below.

4.7 The written description of the proposals as set out in this Chapter allow the likely significant effects of the proposals to be fully assessed and appropriate mitigation measures secured. The development details which have also been utilised within the assessment of environmental effects are presented in Table 4.1 below.

4.8 All figures are presented in **Appendix 4.1 Figures.**

Table 4.1 Assessment Plans

EIA Plans	Purpose	ES Reference	Plan Reference
Site Location Plan Brotherton House	Defines the extent of the site to which the planning application relates.	Figure 1.1a	250827_2141
Site Location Plan C2 The Birtles		Figure 1.1b	250827_2141-2
Site Location Plan Alpha House		Figure 1.1c	18703-LB-ZZ-XX-D-A-100000-C01
General Arrangement Plan Brotherton House	Defines the proposed layout of the plot	Figure 4.1a	18704-PLA-XX-XX-D-L-0001
General Arrangement Plan C2 The Birtles		Figure 4.1b	18702-PLA-XX-XX-D-L-0001
Site Layout Plan Alpha House		Figure 4.1c	18703-LB-ZZ-XX-D-A-120000-C01
Levels Brotherton House	Defines the elevations or level plans of each plot	Figure 4.2a	18704-PLA-XX-XX-D-L-3000
Levels C2 The Birtles		Figure 4.2b	18702-PLA-XX-XX-D-L-3000-Levels GA
Levels Alpha House		Figure 4.2c	18703-LB-ZZ-XX-D-A-130000-C01

EIA Plans	Purpose	ES Reference	Plan Reference
Access Plan Brotherton House	Defines the access strategy for each plot (where relevant)	Figure 4.3a	87688 CUR XX 00 D TP 75001
Access Plan Alpha House		Figure 4.3b	088423-CUR-XX-XX-T-TP-00001-P03_TS 32

4.9 The Proposed Development will be brought forward in accordance with the plans submitted for approval as set out in Table 4.1 above, which the assessment in this ES has been based on. The plans therefore provide the following information:

- Proposed location of each of the Proposed Development plots.
- Proposed layout and associated landscaping and public realm of each of the Proposed Development plots.
- Elevations of each of the Proposed Development plots.
- Proposed site access location from public highway (where relevant).

4.10 The following sections describe the Proposed Development, with respect of each plot, with reference to these detailed plans. As set out above, these have informed the technical assessments as reported in this ES and as presented in **Chapters 6-7**. With reference to **Chapter 2: Assessment Scope and Methodology**, a description of the parameters used to inform the assessment of the wider Development Project consisting of the wider Wythenshawe development framework area is also set out below.

Use and Amount

Proposed Development Plots

4.11 A breakdown of the use and quantity proposed for site is presented below:

Plot	Quantum's
Brotherton House	The existing office building and its associated ancillary buildings are proposed to be demolished. • 109 no. Extra care apartments (including dementia care) (Use Class C2) situated in the south of the Site; • 82 no. Independent / later living apartment for adults aged over 55 (Use Class C3) situated in the north of the Site; and • 25 no. terraced houses (Use Class C3) situated along the eastern edge of the Site. • Total – 216no. dwellings. • 100% affordable tenure
	Substation GIA - 70 sqm External Cycle Store - 32 sqm
C2 The Birtles	The existing building is proposed to be demolished. 81 apartment dwellings comprising • 1no bed apartment - 26 • 2no bed apartments - 55
	Commercial Ground Floor Zone – Net Internal Area (sqm) Retail A - 92 sqm Retail B - 88 sqm Retail C – 88 sqm
Alpha House	Demolition of Alpha House is proposed in accordance with a Prior Approval consent (approved in December 2024) 125 dwellings comprising • 1no bed apartment – 41 • 2no bed apartments – 68

Plot	Quantum's
	• 100% affordable tenure

Appearance and Scale

4.12 The Proposed Development, spread across the three plots will be made up of 5 to 6-storey buildings. The scale of development is therefore consistent with existing buildings in the vicinity of the site. Details of the plots are outlined below, however the DAS (per application) provides further detail.

Brotherton House

4.13 The southern gables of the Extra Care and Apartment blocks are stepped in plan to break down the massing and express the internal plan arrangement of homes. The colour palette is taken from surrounding buildings and the existing Brotherton House to show an orange and brown colour with a darker 'outer' and lighter 'inner'. The blocks are proposed to be up to five storeys.

4.14 The town house blocks provide a mix of 2no. and 3no. storey dwellings to reflect the surrounding residential context with a single step in height across the three terraced blocks. The terraced houses adopt a pitched roof form to fit the neighbouring form of houses further along Cornfield Drive. Window formats are shared with the larger blocks (Extra Care/Apartment) to create a common language of windows across the development. The front doors are completed in a dark green to provide an interesting finish against the red and brown colour palette of the elevations – similar to the colour and texture of the 'outer' of the larger blocks.

C2 The Birtles

4.15 The elevations utilise stretcher bond brickwork which has been inspired by the Wythenshawe colour palette. The elevation is ordered by ground and upper approach with each expressed as having an approach to use of colour, pattern and texture whilst being defined by the elevational grid. This development is proposed to be six storeys in height.

Alpha House

4.16 The development has been designed to respond to its urban context and to support the ambitions for the wider Wythenshawe Civic Centre Masterplan. It delivers a part 2, part 6 storey residential building arranged around a south facing courtyard. The height and form

create a strong presence along Rowlandsway while stepping down towards the mews route to respect the smaller scale of neighbouring areas.

4.17 The design draws on Manchester Core Strategy Policy CC9 and uses brick tones, articulated corners and a clear base, middle and top to reflect the surrounding civic character. The courtyard layout ensures good levels of daylight and outlook for future residents and provides a generous communal space at the heart of the scheme. Active frontages along Rowlandsway, Wavell Road and the new mews route improve natural surveillance and strengthen the public realm.

Layout

4.18 Key design drivers in the layout of each of the plots include: the need to accommodate amenity/access, provision of green and open space, creating new neighbourhoods with a circular economy principal in mind.

4.19 In terms of appearance, the intent is to create walkable neighbourhoods whereby daily essentials can be reached within a 15 minute walk or cycle, including amenities, greenspace and cultural activities. The proposals look to create a high-quality digitally connective public realm which is inclusive for everyone to create a better sense of place and unique identity.

Brotherton House

4.20 The Dementia and Extra Care Apartments occupy the central southern section of this individual site and form a 'U' shape orientated to face south west. The ground floor is occupied by 6no. dementia 1no. bed 2no. person and 4no. dementia 2no. bed 3no. person with 1no. extra care 1no. bed 2no. person and 2no. extra care 2no. bed 3no. person. Levels 1-4 present 8no. extra care 1no. bed 2no. person and 16no. 2no. bed 3no. person apartments per level.

4.21 The Older Living Apartments occupy the north west of this induvial site and form an 'L' shape, with the longest edge east to west. The ground floor is occupied by 7no. 2no. bed 3no. person apartments and 7no. 1no. bed 2no. person apartments. Levels 1-4 present 10no. 2no. bed 3no. person apartments and 7no. 1no. bed 2no. person apartments per level.

4.22 The Town Houses occupy the north eastern edge, facing Cornfield Drive, of this individual site with 12no. 2no. bed 3no. person across 2no. storeys and 13no. 4no. bed 6no. person houses across 3no. storeys. The houses are split into 3no. terraces of 12no., 7no., and

6no. houses. Driveways and front gardens face north east and rear gardens face south west.

C2 The Birtles

4.23 The ground floor comprises Retail Unit A and B and Retail Unit C. The typical layout of the first to fifth floors proposes 15 apartments per floor, 5no. of which 1no. bed and 10no. of which 2no. bed.

Alpha House

4.24 The layout provides 1- and 2-bedroom apartments either side of common corridors and centred around a private, communal courtyard at first floor level which is envisaged to become a place for all residents to meet with neighbours and benefit from time outdoors.

4.25 The main entrance to the building is focused towards Rowlandsway and the primary pedestrian route through the Civic Centre. A secondary entrance is on to Wavell Road, adjacent to Woodfield, which provides a pedestrian connection to the public transport links on Poundswick Lane. The Ground Floor elevations to Rowlandsway and Wavell Road to the East are activated by residential frontages, as is a newly created, pedestrianised 'Mews street' to the South elevation. To the northern ground floor elevation ancillary uses including bin and bike stores, plant and car park access will be accessible.

Landscaping

4.26 The landscape improvements will be key to changing the perceptions of the area and encouraging access throughout the town centre.

Brotherton House

4.27 A landscaped area to the south of this individual site provides an attractive south-facing space for residents, providing a soft barrier to the adjacent Poundswick Lane. The garden areas include gated gardens for the apartment block and extra-care block and a community garden which is available to be accessed to all residents.

4.28 A large collection of existing trees remains in the southwest corner, here the landscape will be naturalised with wildflower planting and informal mown paths.

C2 The Birtles

4.29 The landscape area takes advantage of the south-facing aspect of the space and provides and attractive, secure and well-lit pedestrian route to the buildings secondary entrance. Access to the building from the Site's 5no. accessible parking bays is also provided here.

4.30 A landscape buffer wraps around the space providing separation for residents from the adjacent Metrolink (west), existing service yard (south), and open market space (north). The existing emergency vehicle / service route is maintained, providing controlled access into the northern portion of Wythenshawe Civic.

4.31 A mixture of tarmac, self-binding gravel, block paving and reinforced grass paving is proposed across the various landscape zones.

4.32 The landscaping proposals have been designed to allow residents to relax in a private courtyard garden but also retain the practical elements such as accessible parking, substation access and bin store access.

Alpha House

4.33 A palette of native planting will enhance the external spaces around the building and reference the original Garden City principles of Wythenshawe. Species selected will provide year-round variance in colour and foliage and ground level planting and surfacing which allows infiltration will contribute to a biodiverse landscape.

4.34 The residential courtyard at First Floor will provide a social meeting space at the heart of the new community with a richly planted, gardenesque quality. Defensive planting around the perimeter creates private terraces for homes at this level. A perimeter route links these to the communal space at the centre and provides opportunities for children's play.

Access and Parking

Brotherton House

4.35 The main existing vehicular access onto the Site is via Cornfield Drive to the south-eastern corner of the Site. Currently, there is a barrier and security that denotes this main entrance. Pedestrian access is available from Cornfield drive through the same access point as for vehicles.

4.36 In terms of the proposed access strategy for this individual site, the town houses will provide driveway access from dropped kerbs for each 25no. dwellings. Primary access

for the dementia and extra care block and the older living apartment blocks is retained from the existing point from the east at Cornfield Drive. From this access, an internal vehicle route serves an area of parking in the south east corner, an area for loading at the eastern edge of the dementia and extra care block, and an area of parking and loading in the north west corner of this individual site.

4.37 Pedestrian access is available from along Cornfield Drive for the town houses with a gated rear access present for each dwelling also. Pedestrian access for the older living apartments is provided from the northern edge of the block, the eastern corner into the scooter store, the southern corner into the stair well and lift area, and from the rear into the central spine. The dementia and extra care block is primarily accessed from the eastern edge, directly opposite the Cornfield Drive access point, which enters into a reception area. Alternative access is provided into the scooter stores and refuse stores to allow ease of servicing.

4.38 The proposal is served by 90no. spaces with 14no. disabled bays (representing a 50% provision which is a similar provision to other WCHG housing schemes). This is broken down as:

- Extra Care: 25 spaces (including. 14 disabled bays);
- Later Living Apartments: 30 spaces;
- Terraced Houses: 25 spaces (equivalent to 1no. space per dwelling accessible via dropped kerbs).

4.39 Further parking is provided by 46no. scooter spaces available in the dementia and extra care block and 21no. scooter spaces in the older living apartments. 68no. cycle store spaces are also provided. Each house would have 1 cycle space per home.

C2 The Birtles

4.40 The vehicular access into this individual site is currently off Ainley Road to the west across the existing Metrolink track into the service area. It can also be accessed by foot from Ainley Road, where a pedestrian crossing point over the Metrolink track enters the this individual site from the west, and along The Birtles if accessing via the existing shopping area to the east. The rear of the individual site comprises a service yard and car parking for up to 10no. vehicles. The sub-station in the south west corner is also accessible from this service yard.

4.41 Proposed vehicular access is maintained from the west at Ainley Road, with the controlled vehicular access on the individual site's western edge also to be retained. The service yard to the south will remain accessible and in use. The existing retail users adjacent to this individual site would also still have access to the service yard and it would not impede on the existing servicing arrangement.

4.42 Pedestrian access is available primarily from The Birtles – with access to the residential units and the retail elements. The ground floor uses can also be accessed from the north. Further residential access is provided from the south.

4.43 Given the sustainable location within the Wythenshawe Town Centre, it is proposed to be car-free with the exception of 5no. accessible parking bays. It is envisaged that future residents can utilise the parking available within the existing Multi Storey Car Park located to the south of the Civic Centre which has spare car parking capacity as noted in the Car Parking Strategy Note prepared by Curtins.

4.44 In respect of cycle parking, a secure and covered cycle store which allows for the safe storage of circa 72no bikes is proposed next to the refuse store. This equates to 89% cycle provision for the scheme.

Alpha House

4.45 The site would be accessed via a new junction on Wavell Road to the north of the site. This would allow vehicles access into a central ground floor car park.

4.46 The Proposed Development is located within a highly accessible area for pedestrians. There would be two main pedestrian access points to the building. The first would be from Rowlandsway to the southwest providing access to the post room, bike store, and lifts. The second would be from Wavell Road to the northeast providing access to lifts, scooter store, bike store, and bins.

4.47 Additionally, cyclists would have dedicated access into the cycle stores via both Rowlandsway and Wavell Road. Scooter stores would be accessed via both Rowlandsway and Wavell Road.

4.48 Alphas House is designed to prioritise pedestrian and cycle movement while providing adequate parking:

- A total of 16 accessible car parking spaces are proposed, to be allocated to residents of the 16 no. M4(3) dwellings.

- Infrastructure will be put in place for future installation of electric vehicle chargers.
- 66 secure, internal cycle storage spaces will be provided at ground floor level.
- Mobility scooter storage is proposed, with 18 number of bays at ground floor level.

4.49 Clear pedestrian routes are provided through and around the site, enhancing connectivity to nearby public transport and community facilities.

Wider Development Project

4.50 As outlined in Chapter 2: Assessment Scope and Methodology of this ES, section 8.10 'Accommodation Schedule' of the Wythenshawe Development Framework. The accommodation schedule provides a vision for how the area could be developed and provides a reasonable assumption to inform the assessment of likely significant effects:

- Approximately 1350 Residential units
- Approximately 12,000m2 of commercial and employment uses
- Approximately 55,000m2 of landscaping, public realm, including a park, public square and green corridor.
- Approximately 5,000m2 of culture, food and beverage and food hub.
- Building heights are assumed to be of low-mid rise to align with the town centre area.

4.51 The quantum set out above excludes that proposed across the three development plots.

Surface Water and Foul Drainage

4.52 The entire site is located in Flood Zone 1, which refers to land which has a less than 0.1% chance of flooding in any given year.

4.53 A Flood Risk Assessment and Outline Drainage Strategy accompany each planning applications which assesses the site's current flood risk and drainage capability. Groundwater, sewer and artificial source flood risks are also assessed as very low across the site. The primary flood risk to the site arises from surface water, with most of the land being at very low risk but with some areas experiencing high risk due to topographic depressions associated with existing development.

Brotherton House

4.54 The proposed drainage strategy for this individual site includes several SuDS components such as permeable paving, geo-cellular attenuation and a concreate box culvert. The proposed surface water outfall is the local surface water sewer in Poundswick Lane.

C2 The Birtles

4.55 The proposed drainage strategy for this individual site includes several SuDS components such as raingardens, permeable paving and geo-cellular attenuation tank. The proposed surface water outfall is the public combined sewer, as other discharge options are not deemed feasible due to the site's location and underlying ground conditions.

Alpha House

4.56 The development incorporates a range of mitigation measures to ensure safe occupation and operation of the site. Finished floor levels will be raised above predicted flood levels to safeguard future residents from potential surface water flows. The layout also retains overland flow routes and provides safe access and egress during extreme rainfall events.

4.57 The drainage strategy has been developed in accordance with sustainable drainage principles and Manchester Core Strategy Policy EN14. Surface water runoff will be restricted to a greenfield equivalent rate of 5 litres per second, with on site attenuation designed to accommodate the 1 in 100 year storm event plus a 40 percent climate change allowance. Attenuation will be provided within a combination of underground storage and sustainable drainage features.

Description of the Proposed Construction Works

4.58 This section of the Chapter describes the proposed programme of enabling and construction works and the key activities that will be undertaken prior to completion and occupation of the development. It is acknowledged that there could be variations to the enabling and construction works and the final programme of works, as this will be determined by the appointed contractor prior to the commencement of development. For this reason, the following description is based on reasonable assumptions and is based on the collective experience of the Technical Team with similar projects.

Programme and Phasing

4.59 The assessment assumes an approximate two year build period for each plot which could occur concurrently or overlap.

4.60 The technical assessments as contained in this ES (**Chapters 6-7**) assume a continuous construction sequence to provide a worse case assessment, unless otherwise stated.

Description of Works: Project Sequencing

4.61 The broad sequencing of enabling and construction activities will likely comprise (for each development plot):

- Mobilisation works and construction site establishment;
- Demolition of existing buildings and structures (where this has not already occurred)
- Earthworks and substructures, including other infrastructure works such as establishment of internal highways arrangements (up to basecourse level) and drainage infrastructure works;
- Superstructures and other associated infrastructure;
- External envelope, internal fit out and landscaping.

4.62 It is recommended that a Construction and Environmental Management Plan (CEMP) is secured by condition for each application , which will outline the methods employed by contractors to manage and where practical minimise the impact of both the enabling works and construction activities. The Plan would demonstrate a commitment to achieving high environmental standards and compliance with considerate contractor scheme procedures. The Plan will be developed with approval by MCC and will include

best practice measures and those mitigation measures identified through the EIA process. Reference is made to these measures throughout this ES where relevant.

Prior to Construction Works Commencing

Surveys

4.63 Prior to any construction works commencing on any of the sites, a series of additional surveys and / or information may be required to be prepared and agreed with MCC and other consultees as required. This includes (but is not limited to):

- Ecological pre-clearance checks (i.e for bats within buildings if these are deemed necessary).
- Establishment of tree protection measures (for any retained trees).

4.64 These works are likely to be secured by condition and will be undertaken prior to any enabling or construction works commencing.

Mobilisation Works and Construction Site Establishment

4.65 Hoarding will be erected around each individual site to ensure each remains secure throughout the construction process. Site information boards will be erected adjacent to the entrance gates, including an information board with contact numbers for complaints, key site personnel and site access arrangements.

4.66 A number of facilities will be required during the construction process. The on-site facilities will likely include:

- Office and Welfare facilities.
- Site operative area.
- Material storage and laydown areas.

Site Preparation

4.67 The initial phase of works for each individual site will include initial site preparation works, which may include demolition, the installation of temporary fencing to secure each site during enabling and construction works, site establishment works including the provision of temporary site cabins and storage areas, general site clearance and initial vegetation clearance. Preliminary works in the form of site set-up will also include the implementation of any required ecological protection works which would initially be

carried out and would be undertaken in accordance with construction best practice and ecological guidance and/or license as appropriate to the species/habitat.

Substructures and Superstructures

4.68 The proposed foundations will be confirmed prior to commencement of development of each individual site and informed by the construction stage design

Internal Fit Out and Landscaping

4.69 Following completion of the building structures, each will be fitted out and all ancillary landscaping completed.

Construction Assumptions

Hours and Method of Working

4.70 Construction works across each individual site will be undertaken during the Council's standard working hours. These working hours have been used to inform the above construction and phasing programme.

4.71 The proposed standard working hours are 08:00-18:00 Monday to Friday, and 08:00-13:00 on Saturdays. Work shall not be undertaken on Sunday or Bank/Public holidays unless otherwise agreed with the Council.

4.72 In order to maintain the standard working hours, the contractor(s) may require a period of up to half an hour before and up to one hour after normal working hours for start up and close down of activities.

Plant and Machinery

4.73 Although unknown at this stage, the enabling works and construction of the Proposed Development is likely to use standard construction plant and machinery. Likely plant and equipment may include (but not limited to):

- Long-reach/tracked Excavators.
- Bulldozers.
- Tippers.
- Front-end loaders.
- Crushing machine.

- Cranes.
- Dumpers.
- Cherry Pickers.
- Backhoe Loaders.
- Diesel generators.
- Scrapers.
- Backhoe Loaders.

Management of Contracts

4.74 Individual contracts will incorporate relevant requirements in respect of environmental control, based largely on the standard of 'good working practice' as well as statutory requirements. Any sub-contractors (where used) will be required to demonstrate how they will achieve best practice, how targets will be met and how potential effects will be minimised.

Decommissioning

4.75 Given the nature and intended longevity of the Proposed Development operational life, decommissioning has not been considered as part of this study as agreed in the scoping process. This is due to the uncertainty over the scope and extent of any decommissioning activities that might occur in the future and uncertainty regarding any likely changes in regulatory processes that might occur between construction of the Proposed Development and any decommissioning activities. Notwithstanding, **Chapter 7: Climate Change** includes consideration of 'End of Life' emissions to inform the assessment.

Engagement and Stakeholder Communication

4.76 During the construction process of each individual site, the contractor will keep the local community engaged throughout the build process. Potential examples of engagement include:

- **Noticeboard** – The noticeboard on each site would be regularly updated with a project programme, phasing, contact details, and works to be undertaken.

- **Newsletters** – Regular newsletters could be issued to local residents, businesses and other key stakeholders. This will ensure that those parties who haven't seen the noticeboard updates are kept up-to-date on the development.

4.77 The development may be registered with the Considerate Constructors Scheme.

Prior Notice

4.78 In the event of unusual activities or events that can be anticipated, these will be notified to MCC and to any relevant property owners or occupiers wherever possible, in advance of the activity.

Responses to Complaints

4.79 Any complaints will be logged, where necessary. The procedures will specify the roles and responsibilities of the Liaison Officer and the Council in respect of breaches and complaints from the public. The required actions will be different in each specific case, depending on the operation, equipment or location or applying additional controls.

Environmental Controls, Commitments and Management Plans

4.80 At various stages of the construction process across each individual site, it will be important to have a series of environmental protection measures in place to protect the local environment and surrounding communities, as well as on-site workers. The scope of these controls will be agreed with MCC.

Construction Environmental Management Plan (CEMP)

4.81 A CEMP will be prepared for each individual site so as to ensure that the likely significant effects that may arise from the enabling works and construction activities are actively managed and reduced to an acceptable level. It is anticipated that each CEMP will evolve as each project progresses to ensure its content reflects the current construction programme and activities.

4.82 The CEMP, which is intended to be secured via condition, is envisaged to comprise (but not be limited to):

- Details of the site set-up, site compound facilities and services;
- Details of enabling works and measures implemented to facilitate cut and fill operations;

- Details of construction operations highlighting any operations likely to result in disturbance and/or working hours outside the core working period, with an indication of the expected duration of key phases and dates;
- The details of proposed routes for HGVs travelling to and from the site;
- Details of all works involving interference with a public highway, including temporary carriageway/footpath closures, realignment and diversions;
- Housekeeping procedures and environmental control measures;
- Procedures for managing environmental risks and responding to environmental incidents;
- Standard measures to control and mitigate potential for noise, dust, air quality and water pollution;
- Standard measures for the management of run-off due to construction activities to reduce the risk of pollution and elevated flood risk on and off site;
- Sustainability and Energy considerations during enabling and construction works;
- Any requirement for monitoring and record keeping;
- Contact details during normal working hours and emergency details outside working hours;
- The mechanism for the public to register complaints and the procedures for responding to complaints;
- Provision for reporting, public liaison, prior notification etc; and
- Procedures for regular dialogue with the Council, relevant authorities and the local community.

Alternatives

4.83 The EIA Regulations (Schedule 4, paragraph 2) require for inclusion in an ES:

"A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the

proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects"

4.84 The main alternatives which the Applicant has considered include:

- The 'No Development' Alternative and Future Baseline.
- Alternative designs and Site Configuration.

The 'No Development' Alternative and Future Baseline

4.85 In the absence of the Proposed Development (across each individual site), it is not expected that there would by any significant changes to the baseline conditions in the short to medium term. An exception to this, is in regards to Alpha House, where demolition of the existing structures is to take place. Therefore, under a future baseline scenario, the building would be demolished.

Alternative Designs and Site Configuration

4.86 As part of the iterative EIA and design process, the design of each individual proposal has evolved to take account of various environmental constraints and opportunities. In this respect, environmental desktop reviews, the DF and relevant knowledge of the site have influenced the evolution of the proposals at an early stage in the design process. In adopting this iterative design process, it has enabled the early identification of mitigation measures which have then become inherent in the design.

4.87 The key constraints and opportunities can be summarised as,

Constraints

- Sensitive interfaces with existing housing
- Barriers to potential access points throughout the sites.
- Proximity air quality management areas
- Ensuring safety through secured by design measures within a town centre location
- Possible increased noise pollution (especially during construction)

Opportunities

- Strong residential context with potential for new development to integrate into the existing community.
- Strengthen sustainable travel connections and public realm

- The Site is located within Flood Zone 1 with a low probability of flooding with areas of surface water flood risk therefore consideration given to the SuDs hierarchy.

Design Evolution

4.88 The Applicant and the design team for the application have regularly liaised with MCC through pre-application meetings in order to ensure that the evolving designs meet the aspirations for this important project. The Applicant has also engaged with statutory consultees and the public as outlined in the Statement of Community Involvements.

Brotherton House

4.89 The design evolution for Brotherton House is as follows:

- For houses all houses were terraced along Cornfield Drive to achieve the necessary density, houses were broken into three blocks to introduce relief to Cornfield Drive and the site vehicular access was retained at the current location for Brotherton House.
- For the Apartment Block the plan was adjusted to suit internal layout requirements and ensure enough space for the Extra Care block, parking and block separation distances (17m).
- For the Extra Care Block a 'U-shaped' Extra Care Building with an open courtyard to the south west was developed to better orientate for the evening sun to garden space. The building position was adjusted to maximise the retention of existing trees to the south whilst balancing on site requirements.

C2 The Birtles

4.90 The design evolution for C2 The Birtles is as follows:

- An L-shaped block was developed which broadly follows the existing format and orientation of the existing Birtles Building.
- Stepped gable to the north-west of the site to avoid the existing sewer easement.
- Residential access located at the top corner of the Birtles and Etrop Way.
- Vehicular access to the site maintains the current condition via Ainley Way to the west.
- Limited on-site resident accessible parking spaces accommodated to the south of the site.

- Limited resident gardens to the rear of the site to take advantage of the south-facing aspect.
- The existing sub-station has been maintained to the south west of the site.

Alpha House

4.91 The design evolution for Alpha House is as follows:

- Through analysis of the existing Alpha House Building it was determined not to be fit for purpose. It is being demolished to provide a clear site for a new building.
- The massing of the building has been opened up to provide apartments either side of a central corridor with the south-facing wing stepping down to respond to the scale of the pedestrian access route and to improve daylight levels to the inner facing apartments.
- The use of materials have been considered to reflect those used throughout Wythenshawe.

Alternative Sites

4.92 No alternative sites have been considered by the Applicant ('developer') given the site's inclusion in the Wythenshawe Development Framework.

Conclusions

4.93 The consideration of alternatives has included the evaluation of a no development option and future baseline considerations and alternative design options. A comprehensive site testing and evaluation exercise has been undertaken, which has informed the Proposed Development presented as part of this application.

5 PLANNING POLICY CONTEXT

Introduction

5.1 The purpose of this Chapter is to provide a summary of the planning policy framework applicable to the Proposed Development. This policy chapter should be read in conjunction with the technical Chapters of the ES which address the policies that relate specifically to each of the disciplines (refer to **Chapters 6-7**).

The Development Plan

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan unless material planning considerations indicate otherwise.

5.3 For the purpose of this planning application, the Development Plan comprises:

- Places for Everyone Joint Development Plan (adopted March 2024) (PfE)
- Manchester Core Strategy (adopted July 2012) (addendum added March 2024 following PfE adoption)
- Extant Unitary Development Policies (UDP)
- Greater Manchester Joint Waste DPD (adopted April 2012)
- Greater Manchester Joint Minerals DPD (adopted April 2013).

Summary

5.4 This Chapter of the ES summarises the development plan and planning policy framework for the subsequent Chapters of the ES that address individual topics. Reference should be made to each Supporting Planning Statement prepared to support each individual application, for further information. The policies of the adopted Development Plan that are relevant to the determination of this application are set out in detail in each SPS and also referred to where relevant in each Technical Chapter.

6 SOCIO-ECONOMICS AND HEALTH

Introduction

6.1 This Chapter assesses the effects of the Proposed Development (as defined in Chapter 2) on socio-economics and human health. In particular it identifies and assesses the likely significant effects resulting from the Proposed Development on socio-economics and human health during the construction and operational phases.

6.2 The Chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the site and surroundings, the potential direct, indirect, and cumulative effects of the development, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Nexus Planning.

6.3 This Chapter is supported by the following figures and appendices:

- Figure 6.1 Study Area
- Figure 6.2 Index of Multiple Deprivation
- Figure 6.3 Schools
- Figure 6.4 Open Spaces
- Figure 6.5 Additionality Formula
- Appendix 6.1: Health Impact Assessment (HIA)

Legislative and Planning Policy Context

National Planning Policy

National Planning Policy Framework

6.4 Paragraph 8 of the NPPF (December, 2024)[i] emphasises the social and economic role of the planning system through its definition of the three overarching objectives under sustainable development. These are as follows:

- "*Economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

- *Social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

- *Environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*"

6.5 The relationship between the planning system and health is also confirmed through the National Planning Practice Guidance (PPG), which states:

"*Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population)*."

Local Planning Policy

Manchester Core Strategy

6.6 The Manchester Core Strategy[ii] was adopted in 2012 and sets out the long-term strategic policies for Manchester's future development over the period 2012 to 2027.

6.7 Policy H1: Housing Provision outlines the aim of delivering 60,000 new dwellings between 2009 and 2027, equivalent to 3,333 units per year. The policy also recognises that there is a growing number of elderly people who will have different housing needs.

6.8 Policy H7: Wythenshawe outlines that approximately 1,830 of these total dwellings, as outlined above, should be delivered in Wythenshawe.

6.9 Policy H8: Affordable Housing establishes that 20% of new housing should be provided as affordable housing.

Places for Everyone Joint Development Plan

6.10 Places for Everyone[iii] is the joint development plan for Greater Manchester authorities for the period 2022 to 2039, and was adopted in 2024.

6.11 Policy JP-H1: Scale, Distribution and Phasing of New Development outlines the objective of delivering a minimum of 175,185 dwellings over the period 2022-2039.

6.12 Policy JP-H2: Affordability of New Housing aims to improve the affordability of housing throughout Greater Manchester by maximising housing delivery and supporting the provision of affordable housing as part of new developments.

6.13 Policy JP-H3: Type, Size and Design of New Housing states that new development should seek to incorporate a diverse range of dwelling types and sizes, including specialist housing for older households where appropriate.

6.14 Policy JP-P1: Sustainable Places states that places should be designed to be socially inclusive, resilient, adaptable and supported by critical infrastructure.

Other Relevant Policy, Standards and Guidance

IEMA: Determining Significance For Human Health In Environmental Impact Assessment

6.15 This guidance[iv] outlines the approach to be taken when assessing the significance of human health impacts as part of an EIA. It explains how sensitivity should be assigned to receptors, how the magnitude of change of each effect is defined, and then how the significance of the effect is determined.

Social Impact Assessment in Environmental Impact Assessment in the UK

6.16 This guidance[v] from the Institute of Sustainability & Environmental Professionals (ISEP) sets out how social impact assessment should be integrated into EIAs. It provides tools to ensure that social impacts are identified and addressed appropriately.

The Green Book

6.17 The Green Book[vi] is guidance issued by HM Treasury on how to appraise policies, programmes and projects. In regards to the calculation of employment and productivity effects it outlines the significance of accounting for leakage, displacement and substitution, and the appropriate use of multipliers.

Assessment Methodology and Significance Criteria

Identification of the Study Area

6.18 This chapter assesses the impact of the Proposed Development Site, which is considered to be the three plots collectively. The Site Location plans for each are provided in **Chapter**

1: Introduction. It also assesses the wider Development Project, which covers the Development Framework (DF) area.

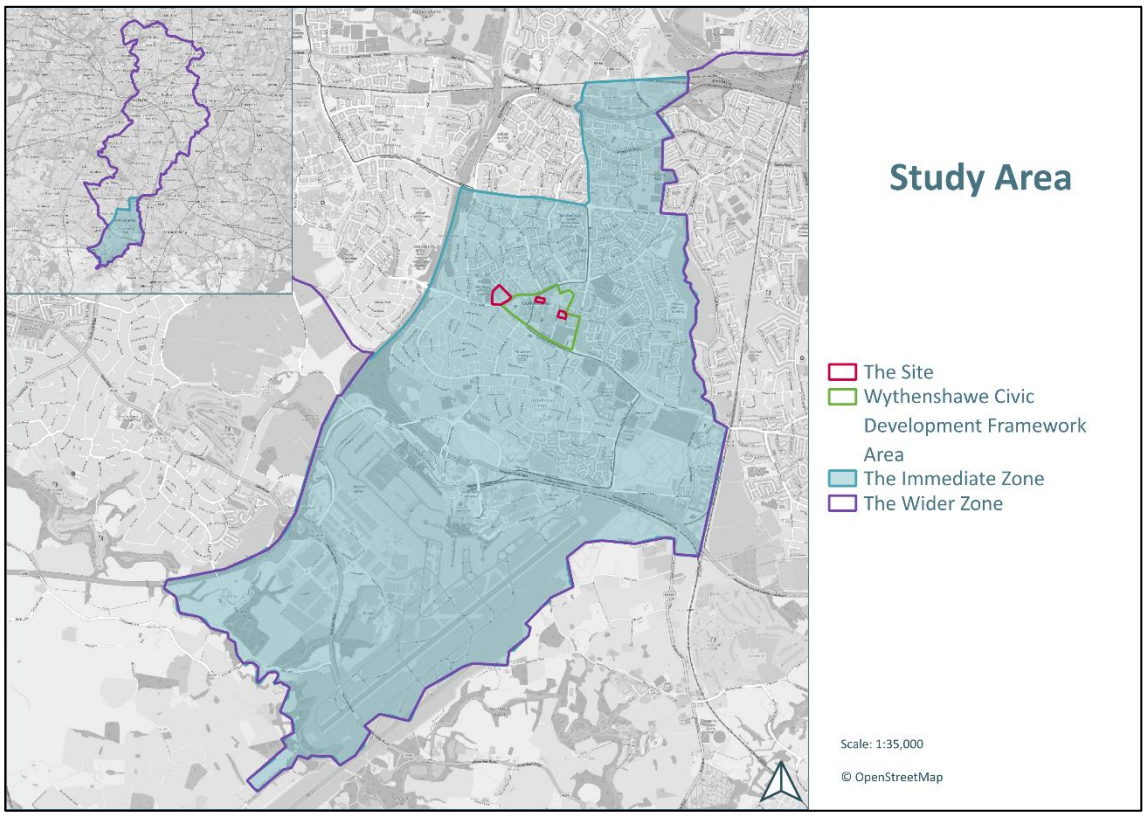
6.19 In assessing potential socio-economic and health impacts, it is important to define relevant assessment zones which are most likely to be impacted.

6.20 Impacts are first considered on the basis of an Immediate Zone of Influence ("the Immediate Zone"), which is the area where the Proposed Development's impacts are anticipated to be the greatest. In this case, the Immediate Zone is the ward in which the Proposed Development Site is located (Woodhouse Park), and the ward immediately neighbouring it to the north (Sharston). Certain receptors may be assessed on the basis of different geographies, such as school catchment areas or GP catchment areas.

6.21 Impacts are also considered on the basis of a Wider Zone of Influence ("the Wider Zone"). In this case, the Wider Zone of Influence is Manchester City Council's administrative area.

6.22 The Immediate and Wider Zones are illustrated in the figure below:

Figure 6.1 Study Area



6.23 Comparisons will also be made throughout to averages in the combined authority (Greater Manchester), regional averages (North West) and national averages (England), to understand relative performance across different indicators.

Desk-based Data

6.24 Baseline conditions will be established through the analysis of data from sources including, but not limited to:

- Census 2021;
- Index of Multiple Deprivation 2025;
- NHS Digital;
- Nomis;
- Department for Education School Capacity tables;
- HM Land Registry; and
- Business Register and Employment Survey.

Identification of Sensitive Receptors

6.25 The assessment considers the following receptors when evaluating socio-economic and health impacts:

- Population
- Deprivation
- Housing
- Employment and economy
- Education
- Health and wellbeing
- Open space

6.26 The sensitivity of each receptor is classified, which is refined primarily through the baseline assessment process, where any particular vulnerabilities will be identified. Each receptor is determined to be of high, medium, low or negligible sensitivity.

6.27 The criteria used to judge the sensitivity of receptors is summarised in the table overleaf:

Table 6.1 Sensitivity criteria

Sensitivity Level	Evidence
High	Evidence of significant socio-economic and health issues when compared to other assessment areas. Examples of such indicators may include, but are not limited to: • High population of over 65s, or small working age population; • High deprivation levels; • High levels of housing unaffordability; • High unemployment levels; • Significant oversubscription of local schools; • Significant oversubscription of local health services; and • Significant deficiencies in local open space provision, in terms of quality, quantity or accessibility.
Medium	Some evidence of socio-economic and health issues when compared to other assessment areas. Examples of such indicators may include, but are not limited to: • Either high or low population growth (relative to other areas); • Higher than average deprivation levels; • Higher than average levels of housing unaffordability; • Higher than average unemployment levels; • Some oversubscription of local schools; • Some oversubscription of local health services; and • Some deficiencies in local open space provision, in terms of quality, quantity or accessibility.
Low	Little evidence of socio-economic and health issues when compared to other assessment areas. Examples of such indicators may include, but are not limited to:

Sensitivity Level	Evidence
	• Slightly lower or higher levels of population growth (relative to other areas); • Average or low deprivation levels; • Average levels of housing unaffordability; • Average unemployment levels; • Some capacity within local schools; • Some capacity within local health services; and • Low level of deficiencies in local open space provision, in terms of quality, quantity or accessibility.
Negligible	No evidence of socio-economic and health issues when compared to other assessment areas. Examples of such indicators may include, but are not limited to: • Average levels of population growth (relative to other areas); • Low deprivation levels; • Low levels of housing unaffordability; • Low unemployment levels; • Healthy levels of capacity within local schools; • Healthy levels of capacity within local health services; and • No deficiencies in local open space provision, in terms of quality, quantity or accessibility.

Characterisation of Effect

6.28 The nature of the impact is established in terms of its duration, extent, frequency, likelihood of occurrence, reversibility, and compliance with recognised standards. This is based on professional judgement and our knowledge of similar schemes.

6.29 The magnitude of potential impact is judged through our impact assessment process. This is carried out in full accordance with HM Green Book guidance and informed by industry knowledge to make a professional judgement as to the magnitude of the impact.

6.30 The criteria used to determine the magnitude of an impact is summarised in the table below:

Table 6.2 Magnitude criteria

Magnitude Level	Evidence
High	The Proposed Development would result in a large change in existing baseline conditions. Examples of such indicators may include, but are not limited to: • Significant increase in population; • Significant improvements to deprivation levels; • Significant increase in housing stock; • Significant job creation and gross value added (GVA) generation; • Significant impact on capacities within local schools, either through increased demand or expansion of provision; • Significant impact on capacities within local healthcare services, either through increased demand or expansion of provision; and • Significant impact on local open spaces, either through increased demand or additional provision.
Medium	The Proposed Development would result in a moderate change in existing baseline conditions. Examples of such indicators may include, but are not limited to: • Moderate increase in population;

Magnitude Level	Evidence
	• Moderate improvements to deprivation levels; • Moderate increase in housing stock; • Moderate job creation and gross value added (GVA) generation; • Moderate impact on capacities within local schools, either through increased demand or expansion of provision; • Moderate impact on capacities within local healthcare services, either through increased demand or expansion of provision; and • Moderate impact on local open spaces, either through increased demand or additional provision.
Low	The Proposed Development would result in a minor change in existing baseline conditions. Examples of such indicators may include, but are not limited to: • Minor increase in population; • Minor improvements to deprivation levels; • Minor increase in housing stock; • Minor job creation and gross value added (GVA) generation; • Minor impact on capacities within local schools, either through increased demand or expansion of provision; • Minor impact on capacities within local healthcare services, either through increased demand or expansion of provision; and • Minor impact on local open spaces, either through increased demand or additional provision.

Magnitude Level	Evidence
Negligible	No change in baseline conditions.

Significance Criteria

6.31 From the steps outlined above, we then determine the significance of the impact on each receptor, which is defined on the following scale:

- Major Beneficial;
- Moderate Beneficial;
- Minor Beneficial;
- Negligible;
- Minor Adverse;
- Moderate Adverse; and,
- Major Adverse.

6.32 The significance of the impact will take into account variables such as the sensitivity of the receptors, the magnitude of the effect, the scale of the effect and the duration of the effect.

Table 6.3 Significance matrix

		Sensitivity of receptor			
Magnitude of change		**High**	**Medium**	**Low**	**Negligible**
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to moderate	Negligible
	Low	Moderate	Minor to moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

6.34 Effects which are judged to be major or moderate are considered significant. Effects which are judged to be minor or negligible are considered not significant.

Assumptions/Limitations

6.35 Data availability at appropriate geographic levels can be a technical difficulty, with differing availability at local authority, parish, ward, Middle Layer Super Output Area

(MSOA) and Lower Layer Super Output Area (LSOA) levels. Where data is unavailable, this is highlighted, and any potential impact on the assessment, if any, is evaluated.

6.36 This chapter makes use of the most recent data sources available, however not all data sources are frequently updated and not all data is provided at consistent reporting years.

6.37 The assessment aims to be objective and to qualify impacts, where possible. Where quantification has not been possible, qualitative assessment has been undertaken and justified by professional judgement.

6.38 Distances are generally measured in terms of walking time in minutes. Unless otherwise specified, catchments have been defined on the basis of a combination of site access at each of the three plots.

Consultation

6.39 A Scoping Report was submitted to MCC in October 2025. MCC issued their Scoping Opinion in November 2025, and a series of consultation bodies also provided their own responses.

6.40 The table below details the responses provided that are relevant from a socio-economic and health perspective.

Table 6.4: Consultation

Consultee	Date and Time	Comments	Actions
MCC	5th November 2025	The scope of the ES is considered proportionate and appropriate.	None.
Natural England	24th October 2025	The ES should consider linkages to green infrastructure, both to existing networks and within the development site.	An assessment of access to green space is included within this ES chapter.
Transport for Greater Manchester	3rd November 2025	The ES should consider the accessibility of the site via sustainable modes of transport.	An assessment of accessibility is included within the HIA attached to this ES chapter.

Baseline Conditions

Population

6.41 As of the 2021 Census[vii], the Immediate Zone had a population of 32,226 people, which accounts for 5.8% of the Wider Zone's total population (551,924). The Immediate Zone has 13,324 households, which results in an average household size of 2.42 persons per household, which is consistent with national averages but lower than the Wider Zone average.

Table 6.5 Population and households (2021)

	Immediate Zone	Wider Zone	North West	England
Population	32,226	551,924	7,417,549	56,490,284
Households	13,324	214,720	3,153,369	23,436,184
Average household size	2.42	2.57	2.35	2.41

6.42 Table 6.6 details the age structure of the Immediate Zone in comparison to the other assessment areas. Relative to regional and national averages, the Immediate Zone has a younger population, with a higher population of people under 16 and fewer over 65s. The working-age population is however consistent with the national average, and below that of the Wider Zone average.

Table 6.6 Age structure (2021)

Age group	Immediate Zone	Wider Zone	North West	England
0-15	23.4%	20.6%	18.8%	18.6%
16-64	63.3%	69.9%	62.5%	63.0%
65+	13.3%	9.5%	18.7%	18.4%

Deprivation

6.43 The Index of Multiple Deprivation (IMD)[viii] is a measure of multiple deprivation for small areas. The indices of deprivation are determined by seven domains, these being:

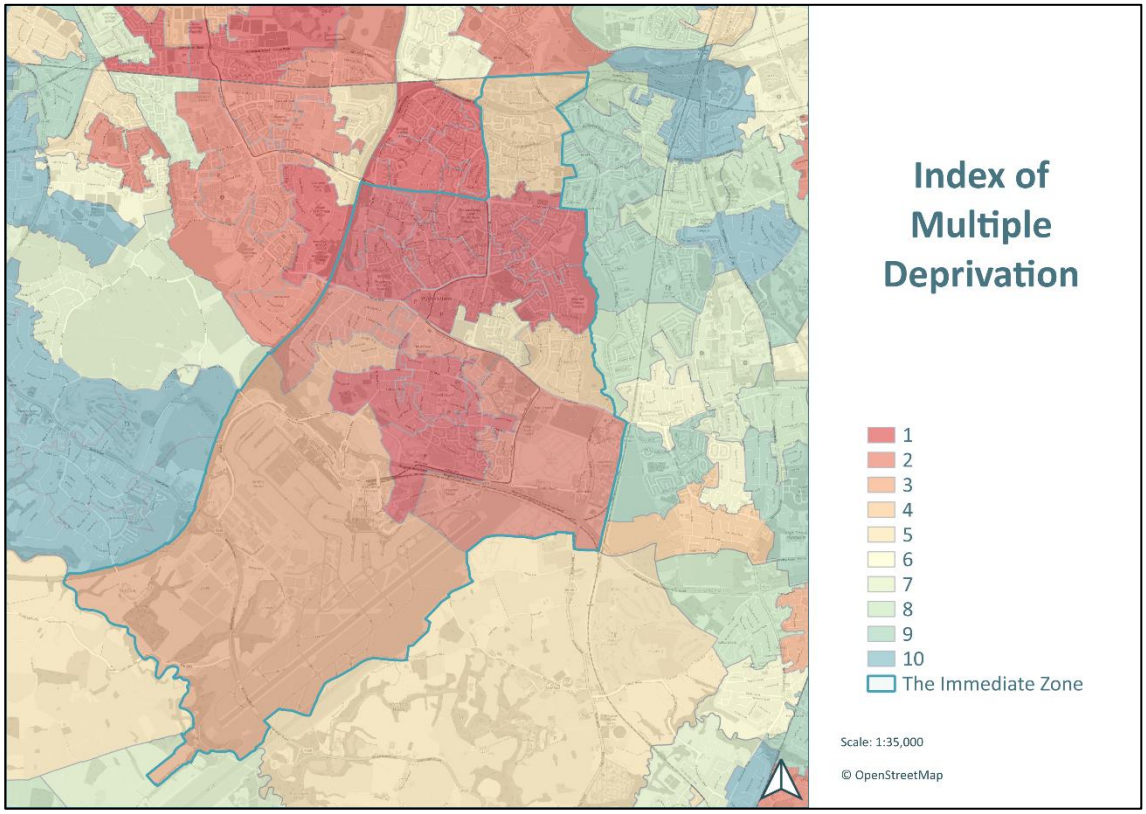
- Income (which measures the proportion of the population experiencing deprivation relating to low income);
- Employment (which measures the proportion of the working age population in an area involuntarily excluded from the labour market);

- Education, skills and training (which measures the lack of attainment and skills in the local population);
- Health and disability (which measures the risk of premature death and the impairment of quality of life through poor physical or mental health);
- Crime (which measures the risk of personal and material victimisation at a local level);
- Barriers to Housing and Services (which measures the physical and financial accessibility of housing and local services); and
- Living Environment (which measures the quality of the local environment).

6.44 According to the IMD 2025, of the 317 local authorities in England (where 1 is the most deprived and 317 is the least deprived), Manchester is ranked 2, making it one of the most deprived local authorities in the country.

6.45 IMD data is also available at an LSOA level. **Figure 6.2** illustrates how the Immediate Zone performs in the overall IMD. Results are presented in terms of deciles (i.e. intervals of 10%), where 1 is considered the highest level of deprivation within the sliding scale, and 10 is considered the lowest level of deprivation. As seen, there is some variation across the Immediate Zone although generally deprivation levels are high.

Figure 6.2 Index of Multiple Deprivation



6.46 Table 6.7 details the average decile, minimum decile and maximum decile achieved in the Immediate Zone LSOAs across each domain. The Immediate Zone performs poorly across all deciles, particularly in health deprivation and disability. It performs slightly better in the domains of Barriers to Housing and Services, and Living Environment.

Table 6.7 IMD domain deciles (2025)

Domain	Average decile	Minimum decile	Maximum decile
IMD	2	1	5
Income	2	1	5
Employment	2	1	5
Education, Skills and Training	2	1	6
Health Deprivation and Disability	1	1	3
Crime	2	1	5
Barriers to Housing and Services	4	2	7
Living Environment	7	5	9

Housing

6.47 As seen in Table 6.8, the Immediate Zone is mixed in terms of dwelling size. Dwellings tend to be mid-size, with the vast majority either 2- or 3-bedroom dwellings. There are

fewer households living in dwellings with 1-bedroom, or 4 or more bedrooms, when compared to the other assessment areas.

Table 6.8 Number of bedrooms (2021)

Number of bedrooms	Immediate Zone	Wider Zone	North West	England
1 bedroom	7.0%	15.6%	9.3%	11.6%
2 bedrooms	31.9%	32.7%	27.6%	27.3%
3 bedrooms	53.6%	39.8%	44.5%	40.0%
4 or more bedrooms	7.5%	11.9%	18.6%	21.1%

6.48 Table 6.9 details occupancy ratings for bedrooms, as of the 2021 Census. A rating of -1 or less suggests that a household's accommodation has fewer bedrooms than is required, whereas a rating of +1 or more indicates that a household's accommodation has more bedrooms than is required. The data suggests that the Immediate Zone has more overcrowded households when compared to regional and national averages, but fewer overcrowded households when compared to the Wider Zone.

Table 6.9 Occupancy rating for bedrooms (2021)

Occupancy rating	Immediate Zone	Wider Zone	North West	England
+2 or more	23.7%	21.1%	36.0%	35.6%
+1	40.0%	33.3%	36.0%	33.2%
0	30.9%	37.7%	24.6%	26.8%
-1	4.6%	6.3%	2.8%	3.6%
-2 or less	0.7%	1.6%	0.5%	0.7%

6.49 As seen in Table 6.10 below, very few households in the Immediate Zone live in detached properties when compared to regional and national averages, while there is a higher proportion of households living in flats. The most common housing types in the Immediate Zone are semi-detached and terrace properties, which is consistent with the findings of Table 6.8 which suggests that accommodation in the Immediate Zone tends towards mid-size properties.

Table 6.10 Accommodation type by household (2021)

Accommodation type	Immediate Zone	Wider Zone	North West	England
Detached	6.2%	5.4%	19.0%	22.9%
Semi-detached	39.2%	31.9%	36.8%	31.5%
Terraced	30.3%	27.9%	28.1%	23.0%
Flat	24.0%	33.8%	15.1%	21.4%
Other	0.3%	0.9%	1.0%	1.3%

6.50 The Immediate Zone has a significantly high proportion of households living in social rented housing, at almost half of all households. This is considerably higher than in all other assessment areas. Conversely, there are fewer households living in private rented accommodation when compared to the other assessment areas. At 35.8%, home ownership in the Immediate Zone is well below the regional and national averages, albeit it is consistent with the Wider Zone average.

Table 6.11 Housing tenure (2021)

Tenure	Immediate Zone	Wider Zone	North West	England
Owned: Owns outright	16.0%	16.5%	33.3%	32.5%
Owned: Owns with a mortgage or loan	19.8%	20.7%	29.0%	28.8%
Shared ownership: Part-owns and part-rents	1.3%	0.8%	0.7%	1.0%
Social rented	46.8%	29.5%	17.6%	17.1%
Private rented	15.9%	32.3%	19.2%	20.5%
Living rent free	0.2%	0.2%	0.1%	0.1%

6.51 The ONS provides data on housing affordability through its ratio of house price to workplace-based earnings[ix], available for regions and local authorities. In 2024, the Wider Zone had an affordability ratio of 6.46, which means residents must pay 6.46 times their annual salary for a house. The ONS defines any ratio below 5 as affordable, and therefore housing in the Wider Zone is considered unaffordable. In comparison, in 2024 the North West region had an affordability ratio of 5.86, while England as a whole had a ratio of 7.71. Although affordability in the Wider Zone appears to be a less pronounced issue than other parts of the UK, housing affordability is a national issue.

6.52 According to the same dataset, the Wider Zone had a median house price of £240,000. This is significantly higher than the regional average (£206,000) but lower than the national average (£289,995).

6.53 MHCLG's Housing Delivery Test (HDT) results[x] demonstrate how well local authorities are meeting their housing requirements. According to the 2023 results , over the period 2020-21 to 2022-23, the Wider Zone had a housing requirement of 7,886 dwellings and delivered 10,161, resulting in a HDT measurement of 129%.

6.54 Manchester City Council published their most recent Five-Year Housing Land Supply Statement in April 2024[xi], which includes an update on the local authority's housing land supply position. As of April 2024, the report outlines a housing land supply of 6.2 years.

Employment and economy

6.55 Table 6.12 details the economic activity of residents aged 16 and over as of the Census 2021.

Table 6.12 Economic activity status (2021)

Economic activity status	Immediate Zone	Wider Zone	North West	England
Economically active (including students)	59.6%	59.2%	58.9%	60.9%
In employment	54.6%	53.5%	55.5%	57.4%
Unemployed	5.1%	5.7%	3.4%	3.5%
Economically inactive	40.4%	40.8%	41.1%	39.1%
Retired	15.1%	10.6%	22.2%	21.5%
Student	4.9%	13.1%	5.6%	5.6%
Looking after home or family	6.9%	6.6%	4.7%	4.8%
Long-term sick or disabled	8.8%	5.9%	5.3%	4.1%
Other	4.7%	4.6%	3.3%	3.1%

6.56 As seen, the Immediate Zone has an economic activity rate of 59.6% which is broadly consistent with the other assessment areas. 5.1% of adults are unemployed which is slightly higher than regional and national averages. There are fewer adults who are retired or students when compared to regional and national averages. However, there are more adults looking after home or family or long-term sick or disabled in comparison to the other assessment areas.

6.57 As of September 2025, Manchester had a total of 25,320 people claiming Universal Credit or Jobseeker's Allowance (JSA)[xii]. Of these, 4,940, or 19.5%, are aged between 16 and 24.

6.58 In Manchester, 6.2% of residents aged between 16 and 64 are claiming Universal Credit or JSA. This is well above the regional average of 4.2% and the national average of 4.1%.

6.59 As seen in Table 6.13, in comparison to national averages, the Immediate Zone has fewer people employed in occupations associated with high wages and high qualifications (e.g. managers, directors and senior officials and professional occupations), and more people

employed in occupations associated with lower wages and lower qualifications (e.g. sales and customer service occupations and elementary occupations).

Table 6.13 Occupation (2021)

Occupation	Immediate Zone	Wider Zone	North West	England
1. Managers, directors and senior officials	6.7%	8.7%	11.4%	12.9%
2. Professional occupations	13.8%	23.9%	19.2%	20.3%
3. Associate professional and technical occupations	9.9%	13.5%	12.6%	13.3%
4. Administrative and secretarial occupations	9.2%	8.0%	9.7%	9.3%
5. Skilled trades occupations	9.5%	6.6%	10.0%	10.2%
6. Caring, leisure and other service occupations	13.9%	10.1%	10.0%	9.3%
7. Sales and customer service occupations	10.5%	9.3%	8.4%	7.5%
8. Process, plant and machine operatives	8.4%	6.4%	7.6%	6.9%
9. Elementary occupations	18.2%	13.5%	11.0%	10.5%

6.60 In terms of industries worked in, there are more people in the Immediate Zone employed in transport and storage, administrative and support service activities and human health and social work activities when compared to national averages. However, there are fewer people employed in manufacturing, construction and professional, scientific and technical activities.

Table 6.14 Industry (2021)

Industry	Immediate Zone	Wider Zone	North West	England
A: Agriculture, Forestry and fishing	0.2%	0.1%	0.7%	0.8%
B: Mining and quarrying	0.0%	0.0%	0.1%	0.2%
C: Manufacturing	5.7%	4.4%	8.1%	7.3%
D: Electricity, gas, steam and air conditioning supply	0.5%	0.4%	0.6%	0.6%

Industry	Immediate Zone	Wider Zone	North West	England
E: Water supply; Sewerage, Waste management and Remediation activities	0.6%	0.4%	1.0%	0.7%
F: Construction	6.9%	5.0%	8.0%	8.7%
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	16.0%	15.4%	16.1%	15.0%
H: Transport and storage	9.9%	6.0%	5.1%	5.0%
I: Accommodation and food service activities	7.1%	7.0%	5.1%	4.9%
J: Information and communication	4.3%	5.3%	3.5%	4.7%
K: Financial and insurance activities	2.2%	3.2%	3.0%	3.8%
L: Real estate activities	1.4%	1.5%	1.5%	1.6%
M: Professional, scientific and technical activities	3.2%	7.6%	5.8%	6.7%
N: Administrative and support service activities	8.9%	6.6%	5.1%	5.3%
O: Public administration and defence; compulsory social security	3.2%	4.2%	6.1%	5.8%
P: Education	7.4%	10.9%	9.7%	9.9%
Q: Human health and social work activities	19.2%	17.4%	16.2%	14.6%
R, S, T, U Other	3.4%	4.5%	4.2%	4.6%

6.61 Data on earnings is available from the Annual Survey of Hours and Earnings (ASHE) at a local authority level[xiii]. As of 2024, full-time workers in Manchester had a weekly gross pay of £669.80 and part-time workers had a weekly gross pay of £258.00. In both cases, this is below regional and national averages.

Table 6.15 Weekly gross pay (2024)

Weekly gross pay	Wider Zone	North West	England
Full-time workers	£669.80	£696.00	£732.00
Part-time workers	£258.00	£265.10	£262.90

Education

6.62 In comparison to the other assessment areas, the Immediate Zone has a less qualified population, with more people with no formal qualifications and fewer people with Level 4 qualifications and above.

Table 6.16 Highest qualification level (2021)

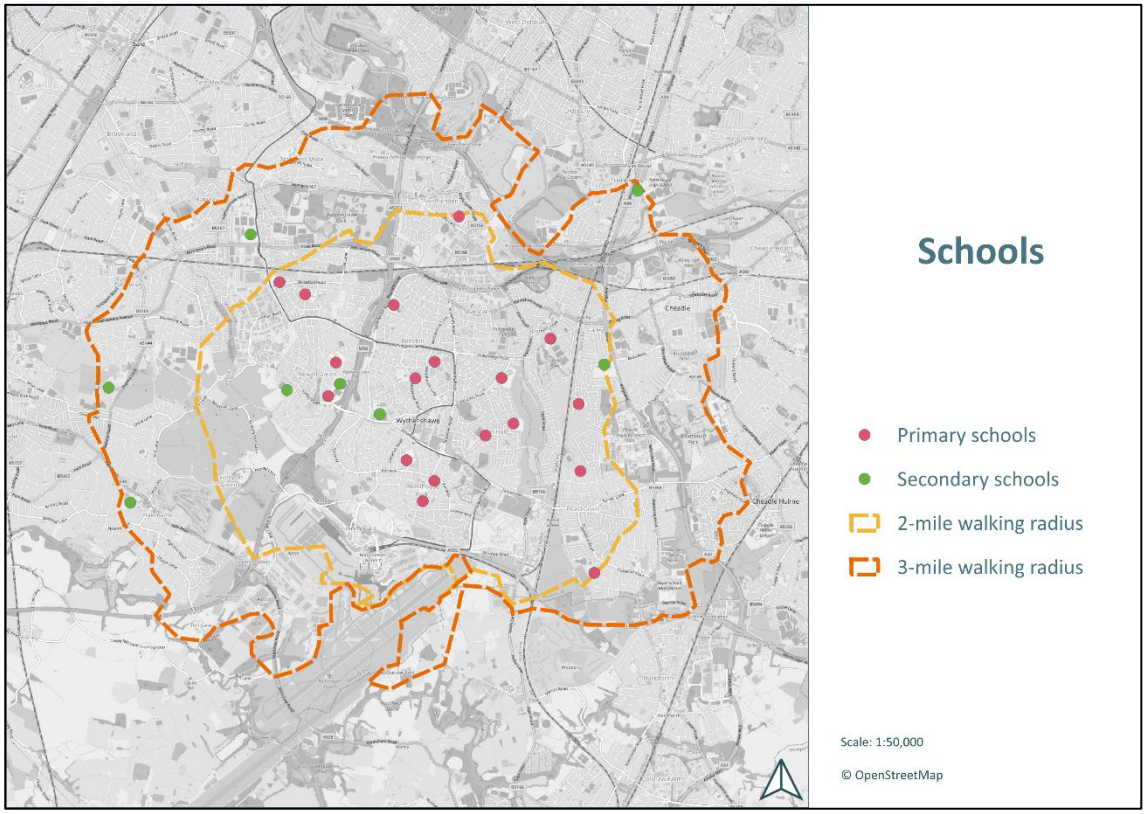
Qualification level	Immediate Zone	Wider Zone	North West	England
No qualifications	27.2%	19.7%	19.5%	18.1%
Level 1 and entry level qualifications	11.6%	8.0%	9.7%	9.7%
Level 2 qualifications	14.4%	10.3%	13.6%	13.3%
Apprenticeship	5.2%	3.5%	5.9%	5.3%
Level 3 qualifications	15.1%	18.2%	17.6%	16.9%
Level 4 qualifications and above	23.6%	37.6%	31.2%	33.9%
Other qualifications	2.8%	2.7%	2.5%	2.8%

6.63 The following section considers the education infrastructure available in the Immediate Zone, in reference to primary education and secondary education.

6.64 The Department for Education (DfE) travel accessibility standards[xiv] are that schools should be within walking distance of the homes of the majority of its children. For children under 8 years the maximum walking distance is 2-miles and for children over 8 years 3-miles. In view of these standards, the education baseline applies a 2-mile and 3-mile accessibility buffer around the Site.

6.65 **Figure 6.3** illustrates all early years and primary education providers within a 2-mile walking distance from the Site, and all secondary schools within a 3-mile walking distance from the Site.

Figure 6.3 Schools



6.66 There are 18 primary schools within a 2-mile walking distance from the Proposed Development, which are detailed in Table 6.17. The most recent Ofsted rating for each school has also been noted. As seen, quality is generally high, with most schools rated as 'Good', two rated as 'Outstanding' and only three rated as 'Requires Improvement' (where data is available).

Table 6.17 Primary schools

Name	Ofsted Rating	Capacity (2023/2024)	Pupils enrolled (2023/2024)	Headroom (2023/2024)	% capacity
Baguley Hall Primary School	Good	525	498	27	5.1%
Benchill Primary School	Requires Improvement	532	475	57	10.7%
Bolshaw Primary School	Good	210	213	-3	-1.4%
Crossacres Primary Academy	Outstanding	630	620	10	1.6%
Gatley Primary School	Outstanding	630	568	62	9.8%
Haveley Hey Community School	Requires Improvement	432	405	27	6.3%
Lum Head Primary School	Good	315	243	72	22.9%

Name	Ofsted Rating	Capacity (2023/2024)	Pupils enrolled (2023/2024)	Headroom (2023/2024)	% capacity
Newall Green Primary School	Good	630	552	78	12.4%
Peel Hall Primary Academy	Requires Improvement	210	176	34	16.2%
Prospect Vale Primary School	Good	210	205	5	2.4%
Ringway Primary School	Good	420	403	17	4.0%
Sacred Heart Catholic Primary School	Good	207	223	-16	-7.7%
Ss John Fisher and Thomas More Catholic Primary School	Good	315	314	1	0.3%
St Anthony's Catholic Primary School	Good	630	629	1	0.2%
St Elizabeth's Catholic Primary School	Good	196	210	-14	-7.1%
St Peter's Catholic Primary School	Good	210	217	-7	-3.3%
St Wilfrid's CofE Aided Primary School Northenden	Good	315	298	17	5.4%
The Willows Primary School	Good	423	408	15	3.5%
Total	**-**	**7,040**	**6,657**	**383**	**5.4%**

6.67 Capacity varies between each school, with some slightly over-capacity, and others slightly under-capacity. Across all the schools, there is a total of 7,040 places available, only 6,657 of which are occupied. This results in a surplus of 383 places, equivalent to 5.4% of all spaces, which points to a good level of capacity available.

6.68 Within a 3-mile walking distance of the Site there are eight secondary schools, which are detailed in the table below. Two of the eight were rated as 'Requires Improvement' in their most recent Ofsted inspection which may suggest qualitative issues in secondary education provision.

Table 6.18 Secondary schools

Name	Ofsted Rating	Capacity (2023/2024)	Pupils enrolled (2023/2024)	Headroom (2023/2024)	% capacity
Altrincham College	Good	1,117	980	137	12.3%
Dixons Brooklands Academy	Requires Improvement	1,170	1,022	148	12.6%
Dixons Newall Green Academy	-	700	133	567	81.0%[1]
Manchester Enterprise Academy	Good	1,320	1,266	54	4.1%
Parrs Wood High School	Good	1,932	1,907	25	1.3%
Saint Ambrose College	Good	1,050	1,068	-18	-1.7%
Saint Paul's Catholic High School	Good	900	939	-39	-4.3%
The Kingsway School	Requires Improvement	1,670	1,294	376	22.5%
Total	**-**	**9,859**	**8,609**	**1,250**	**12.7%**

6.69 Generally there is a high number of surplus places available at the schools, although there are slight capacity issues at two schools (Saint Ambrose College and Saint Paul's Catholic High School). Across the eight schools there is a surplus of 1,250 places, which equates to 12.7% of all places available.

Health and wellbeing

6.70 Table 6.19 outlines the condition of residents' general health, as self-reported in the Census 2021. As seen, health in the Immediate Zone appears to be worse than in the other assessment areas, with fewer people described as being in very good or good health, and more people in bad or very bad health.

[1] Dixons Newall Green Academy opened in 2023 and so capacity in 2023/24 is unlikely to reflect true enrolment.

Table 6.19 General health (2021)

General health	Immediate Zone	Wider Zone	North West	England
Very good health	45.3%	50.8%	47.7%	48.5%
Good health	31.5%	31.4%	32.7%	33.7%
Fair health	14.9%	11.8%	13.4%	12.7%
Bad health	6.2%	4.5%	4.8%	4.0%
Very bad health	2.1%	1.5%	1.4%	1.2%

6.71 The Census 2021 also collected data on the definition of respondents as disabled under the Equality Act (2010), which is summarised in the table below. 22.6% of people in the Immediate Zone are defined as disabled, which is significantly higher than the other assessment zones.

Table 6.20 Disabilities (2021)

Disability	Immediate Zone	Wider Zone	North West	England
Disabled under the Equality Act	22.6%	17.5%	19.4%	17.3%
Not disabled under the Equality Act	77.4%	82.5%	80.6%	82.7%

6.72 Table 6.21 sets out the local authority's performance against several key health indicators, as identified in the Department of Health & Social Care's Fingertips tool [xv]. Life expectancies in the Wider Zone for both males and females are low when compared to regional and national averages. The mortality rate of those aged under 75 is also higher than average.

6.73 The rate of physically active adults in the Wider Zone is low. The prevalence of smoking in the Wider Zone is equivalent to national and regional averages.

Table 6.21 Health indicators (2023)

Health indicator	Wider Zone	North West	England
Life expectancy at birth (male)	75.2	77.7	79.3
Life expectancy at birth (female)	79.9	81.7	83.2
Percentage of physically active adults (%)	64.7%	65.5%	67.4%
Smoking prevalence in adults (18 and over)	11.9%	11.8%	11.6%
Under 75 mortality rate from all causes (rate per 100,000 people)	510.4	408.1	341.6

6.74 The following section considers the primary healthcare infrastructure available in the Immediate Zone, in reference to GP surgeries, hospitals, dentists, and pharmacies.

6.75 The NHS 'Find a GP' web tool[xvi] allows users to identify which GP surgeries provide services for their postcode. According to the tool, the Proposed Development Site falls within the catchment area of six GP surgeries, two of which are located within Wythenshawe Town Centre itself.

6.76 In Table 6.22 the capacities available at each of these surgeries as of August 2025 (according to NHS data) is illustrated. The total capacity is calculated based on the number of FTE GPs at each surgery, and following guidelines that each FTE GP can cater for 1,800 patients. From the results below, it appears that local GP surgeries are operating at good capacity levels, with a high number of surplus places available. Although two surgeries are slightly over-capacity, there is a surplus of places available at the majority of surgeries.

Table 6.22 GP capacities (2025)

Name	Patients	FTE GPs	GP requirements	GP shortfall/ surplus
Cornishway Group Practice	10,584	8.1	5.9	2.2
Peel Hall Medical Centre	9,739	9.9	5.4	4.5
Benchill Medical Practice	9,832	5.2	5.5	-0.3
Tregenna Group Practice	5,430	3.9	3.0	0.9
The Park Medical Centre	6,888	6.6	3.8	2.7
Wilmslow Road Surgery	5,769	1.8	3.2	-1.4
Total	**30,155**	**23.2**	**27**	**9**

6.77 According to the NHS 'Find a dentist' service[xvii], there are three dental surgeries within the Immediate Zone: Poundswick Lane Dental Practice, Portway Dental Practice and Brownley Green Dental Practice. Although capacity figures are not published in the same way for dental surgeries as for GP surgeries, all three surgeries indicate that they are currently accepting adult NHS patients, which suggests there are not existing capacity issues.

6.78 According to the NHS 'Find a pharmacy' service[xviii], there are seven pharmacies in the Immediate Zone. Three of these are located within the town centre itself. In addition to standard prescription services, they also offer vaccination and screening services.

6.79 The nearest hospital is Wythenshawe Hospital, located 2km west of the Site.

Open space

6.80 According to the 2025 Manchester Open Space Assessment[xix], there are a total of 199 open spaces in the Wythenshawe sub-area, totalling 331.32ha.

6.81 The table below details the provision of open spaces across the sub-area:

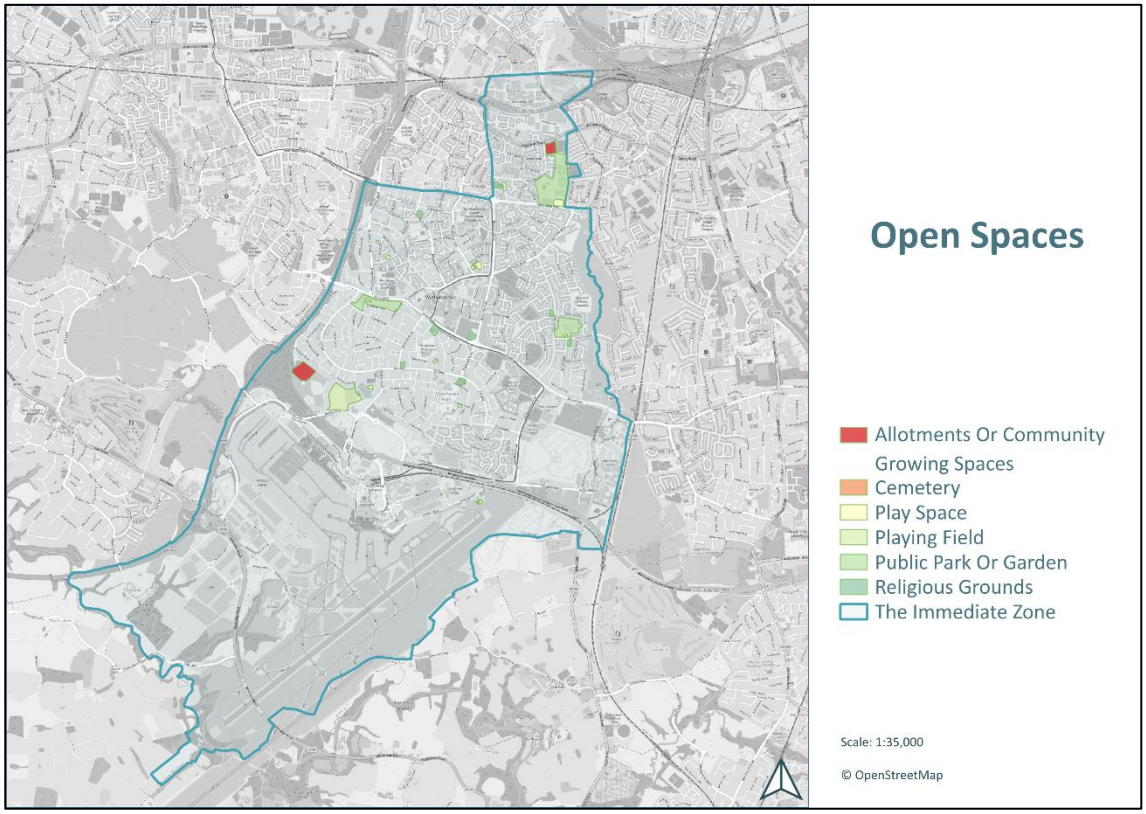
Table 6.23 Wythenshawe open space provision

Open space typology	Number of open spaces	Existing provision (ha)
Allotments and community gardens	7	8.10
Amenity greenspace	62	49.43
Cemeteries and burial grounds	18	6.89
Civic spaces	0	0.00
Natural and semi-natural areas greenspace	61	115.41
Parks and gardens	13 (incl. 1 strategic park)	147.53 (incl. 107.43 strategic parks)
Provision for children and young people	38	3.85
Total	**199**	**331.21**

6.82 In terms of accessibility, the assessment identifies access issues particularly in the typologies of Local Area for Play (LAP) and Local Equipped Area for Play (LEAP) provision, and in allotments and community gardens. The assessment also identifies 'quality' factors with open space provision in Wythenshawe, with a higher number of sites graded as 'Poor' or 'Fair', fewer sites graded as 'Good' or 'Very Good', and no sites graded as 'Excellent'. This varies by typology, however, with natural and semi-natural greenspace performing particularly poorly, and provision for children and young people scoring highly.

6.83 **Figure 6.4** illustrates the open spaces within the Immediate Zone specifically, according to the OS Open Greenspace dataset.

Figure 6.4 Open Spaces



Sensitivity of Receptors

6.84 Based on the assessment of existing baseline conditions, the sensitivity of each receptor has been identified, which is summarised in the table below.

Table 6.24 Receptor sensitivities

Receptor	Sensitivity	Evidence
Population	Low	The Immediate and Wider Zones have large working age populations, and larger than average population of under 16s.
Deprivation	High	Both the Immediate and Wider Zones experience very high levels of deprivation.
Housing	Medium	Housing in the Wider Zone is unaffordable, albeit more affordable than national averages. Housing delivery in the Wider Zone has exceeded requirements. A very high proportion on households in the Immediate Zone live in social rented accommodation.
Employment and economy	Medium	The Wider Zone has a high unemployment rate, and wages are below average. In the Immediate Zone, occupations tend towards those associated with lower wages and lower skills.
Education	Low	The Immediate Zone has a less qualified population when compared to averages. There is a healthy level of capacity available within local primary and secondary schools.

Receptor	Sensitivity	Evidence
Health and wellbeing	Medium	The health of residents in the Immediate and Wider Zones is lower than regional and national averages. There is a high level of capacity available within local GPs and other healthcare services such as dentists and pharmacies
Open space	Low	There are accessibility and 'quality' factors within open spaces in the Immediate Zone.

Embedded Mitigation

Construction Phase

6.85 No embedded mitigation measures have been identified during the construction phase of the Proposed Development.

Completed and Operational Development

6.86 No embedded mitigation measures have been identified during the operational phase of the Proposed Development.

Assessment of Likely Significant Effects

6.87 This section details the potential effects of the scheme and their significance.

6.88 Impacts are considered for the Proposed Development, which considers the three plots collectively, unless significant effects are identified which require the consideration of specific mitigation relative to each individual development. Impacts are also separately assessed for the wider Development Project, which is exclusive of the Proposed Development.

Construction Phase

6.89 The following sets out the impacts associated with the construction phase of the Proposed Development prior to any mitigation measures.

Population

6.90 Although a limited number of short-term migrant workers may be attracted from outside of the Wider Zone during the construction period, it is expected that the majority of construction jobs would be sourced from within the local workforce. The temporary nature of the construction period would be unlikely to result in population growth.

6.91 For both the Proposed Development and the wider Development Project, the magnitude of the change is negligible and the sensitivity of the receptor is low, which is therefore a **negligible** impact which is **not significant**.

Deprivation

6.92 Due to the economic benefits associated with the construction phase, in terms of job creation and GVA, the Proposed Development and the wider Development Project has the potential to make positive contributions towards reducing deprivation, particularly in the domain of unemployment, as it could reduce unemployment and boost the local economy. This would make small scale improvements on a temporary basis.

6.93 For both the Proposed Development and the wider Development Project, the magnitude of the change is negligible and the sensitivity of the receptor is high, which results in a **negligible** impact which is **not significant.**

Housing

6.94 Due to the size of the construction workforce in the Wider Zone, it is assumed that the majority of employees would be sourced locally. Additionally, the temporary nature of the construction phase would be unlikely to result in employee relocation. As such, the construction phase is unlikely to put significant pressure on the local private rented housing stock and process.

6.95 For both the Proposed Development and the wider Development Project, the magnitude of the change is negligible and the sensitivity of the receptor is medium, which results in a **negligible** impact which is **not significant**.

Employment and economy

6.96 The Proposed Development is expected to support the local economy by creating temporary employment during the construction phase. There are two methods to calculate the number of construction jobs created.

6.97 First, construction employment can be derived as a product of construction costs, which is approximately £120m for the Proposed Development, and estimated to be approximately £450m for the wider Development Project area. The average turnover per worker in the construction sector from the Annual Business Survey (ABS) data[xx] on regional turnover, and Business Register and Employment Survey (BRES) data[xxi] on employment in the North West region to infrastructure and building costs which provides an indication of the employment anticipated to be generated by the construction of the

development is then applied. For the Proposed Development, this equates to 667 person years of employment over the two-year build period, equivalent to 310 temporary FTE jobs per annum. For the wider Development Project area, this is 2,507 person years of employment over an assumed ten-year build period, equivalent to 251 temporary FTE jobs per annum.

6.98 The second method of calculating construction jobs assumes that 30% of construction costs will be spent on labour. Average North West construction labour wages in 2024 were £41,337. Allowing for overheads, the Proposed Development would generate some 786 person years of employment over the construction period, equivalent to 365 jobs per annum. The wider Development Project area would likely generate 2,952 years of employment, equivalent to 295 jobs per annum.

6.99 A midpoint of the results from these two approaches. For the Proposed Development, an estimated 727 person years of employment will be supported on-site over the build period, which is equivalent to 337 jobs per annum. For the wider Development Project area, an estimated 2,327 person years of employment is be supported on-site over the build period, which is equivalent to 233 jobs per annum.

6.100 When calculating economic impact, net additional jobs are also considered which may be created by the Proposed Development and wider Development Project area. In our analysis we account for the following economic effects:

- Displacement – whether jobs created are detracting from other business/employers;
- Substitution – whether jobs have been created without the Proposed Development in any case;
- Leakage – the extent to which jobs are taken by those outside of the study area; and
- Multiplier effects – downstream business benefits through the supply chain (indirect) and benefits created through additional income expenditure of employees (induced).

6.101 Displacement: Given the number of construction workers required, particularly for the wider Development Project area, it is anticipated that there may be a small amount of displacement.

6.102 Substitution: The jobs arising from the Proposed Development and Development Project are not anticipated to substitute alternate activity.

6.103 Leakage: The baseline identifies that the Wider Zone has a construction workforce of 11,817 workers. The average annual requirement for the Proposed Development is approximately 1% of this total workforce, and almost 3% for the wider Development Project area. As such, it is assumed that the majority of construction jobs will be supported from within the Wider Zone, with the remainder supported by the wider North West region. It is assumed there will be minimal leakage beyond the region.

6.104 Multiplier effects: 'The Additionality Guide Fourth Edition'[xxii] recommends a composite multiplier (indirect and induced effects) for average linkages of 1.1 at the local level and 1.5 at the regional level.

6.105 To determine the number of additional jobs likely to be generated by construction of the Proposed Development and the Development Project the following formula is:

Figure 6.5 Additionality Formula

$$AI = [GI \times (1-L) \times (1-Dp) \times (1-S) \times M] - [GI^{*} \times (1-L^{*}) \times (1-Dp^{*}) \times (1-S^{*}) \times M^{*}]$$

Where:

AI= Net additional impact

GI= Gross impact

L=Leakage

Dp= Displacement

S=Substitution

M=Multiplier

* denotes reference case and hence deadweight

Source: HCA

6.106 Considering the above, the net additional jobs anticipated to be supported as a result of the Proposed Development within the regional area is 1,090 years of employment in construction related jobs across the build period, or 506 jobs per annum. The Development Project area is likely to support 4,095 years of employment, or 409 jobs per annum.

6.107 Using the ONS Annual Business Survey Ratio of turnover to GVA in the North West for construction, and dividing the construction expenditure equally over the build period (applying the HM Treasury's recommended discounting of 3.5% to present values), the Proposed Development's forecast construction expenditure is anticipated to generate a total of £45m GVA. The Development Project area is likely to generate a total of £147m.

6.108 Overall, the construction expenditure, jobs generated on-site and additional jobs within the local area and region, alongside the associated additional GVA, are likely to have an

impact on the receptor of employment and economy. For the Proposed Development, the magnitude of the change is low and the sensitivity of the receptor is medium, which results in a **minor beneficial** impact which is not significant. For the wider Development Project, the magnitude of the change is medium and the sensitivity of the receptor is medium, which results in a **moderate beneficial** impact which is **significant**.

Education

6.109 The construction phase would not be anticipated to have any effect on local education infrastructure.

6.110 For both the Proposed Development and the Development Project, the magnitude of the change is negligible and the sensitivity of the receptor is low, which results in a **minor beneficial** impact which is **not significant**.

Health and wellbeing

6.111 Modern average site accident and injury rates are low and unlikely to have any discernible effect on the local health status in the area. There is however the potential for adverse impacts on health as a result of construction-related air and noise pollution.

6.112 For both the Proposed Development and the Development Project, the magnitude of the change is low and the sensitivity of the receptor is medium, which results in a **minor adverse** impact which is **not significant**.

Open space

6.113 It is not anticipated that the construction phase would affect existing open space.

6.114 As such, it is considered for both the Proposed Development and the Development Project, the magnitude of the change would be negligible and the sensitivity of the receptor is low, which results in a **negligible** impact which is **not significant**.

Completed and Operational Development

6.115 The following sets out the impacts associated with the operational phase of the Proposed Development prior to any mitigation measures.

Population

6.116 As the Proposed Development includes new housing, it is expected that it will directly generate a population increase within the Immediate Zone. Assuming an average household size of 2.42 persons per dwelling (in line with Immediate Zone averages), the

423 dwellings at the Proposed Development would accommodate a population of 1,024 persons. It is assumed that some of these residents would move locally within the Immediate Zone. Evidence from the 2011 Census shows that approximately 44% of migrating households in the Wider Zone moved from somewhere else in the Wider Zone. Accounting for this, the 423 dwellings would therefore generate a new population of 573 persons, which would represent a population increase of 2% in the Immediate Zone.

6.117 Given the wide range of housing types anticipated to be provided through the Proposed Development (from 1-bedroom flats to 4+ bedroom detached houses), it is expected that a range of new residents will populate it but particularly families and adults of working age. This diversity of housing is likely to help maintain the balance of population within the local area, supporting both ageing members of the population and the high proportion of young and working age residents.

6.118 For the Proposed Development, the magnitude of the change is low and the sensitivity of the receptor is low, which results in a **minor beneficial** impact which is **not significant**.

6.119 The vision for the for the wider Development Project as set out in the Development Framework, is to provide around 1,390 residential units. Assuming the same average household size and proportion of migrating households, this would result in a net increase of 1,883 people, which would represent an increase of 6% in the Immediate Zone. Again, due to the diverse range of housing types proposed, it is expected that the Development Project would support a balanced population.

6.120 As such, it is considered that for the wider Development Project, the magnitude of the change is medium and the sensitivity of the receptor is low, which results in a **moderate beneficial** impact which is **significant**, assuming that housing is delivered in line with the aspirations of the development framework.

Deprivation

6.121 Due to the number of operational jobs created on-site as part of Plot C2 Proposed Development (23 FTE), and the quantum of new housing delivered, it is considered that the Proposed Development would make meaningful improvements to several IMD domains, including income, employment, and barriers to housing and services.

6.122 In relation to the Proposed Development, the magnitude of the change is low and the sensitivity of the receptor is high, which results in a **moderate beneficial** impact which is **significant**, when each of the proposals are assessed cumulatively.

6.123 In addition to the delivery of residential dwellings, the vision for the wider Development Project area as set out in the development framework will also deliver a large quantum of commercial and employment space, and new landscaping and public realm improvements. As such, there are likely to be more pronounced benefits which impact deprivation positively. In light of this, it is expected that for the wider Development Project, the magnitude of the change is medium and the sensitivity of the receptor is high, which results in a **major beneficial** impact which is **significant**, assuming that the mix of uses are delivered in line with the aspirations of the development framework. .

Housing

6.124 The Proposed Development will help meet housing demand across the Wider Zone. The annual housing requirement for the Wider Zone, as set out in the PfE, is 3,533 dwellings per year. By constructing 423 dwellings over a two-year build period (or approximately 212 dwellings per year), the Proposed Development will contribute 6% towards this annual target.

6.125 By creating more housing, the Proposed Development and as part of the wider Development Project, will lessen the pressure on the local housing market, thereby improving affordability over time. Additionally, all plots at the Proposed Development will be provided as 100% affordable housing, which will provide greater options to those facing barriers to housing.

6.126 In consideration of the above, it is assessed that for the Proposed Development, the magnitude of the change is medium and the sensitivity of the receptor is medium, which results in a **moderate beneficial** impact which is **significant**.

6.127 As set out above, the scale of housing delivery as anticipated for the wider Development Project is even higher, at approximately 1,390 residential units, which would make greater contributions to the local authority housing requirements, of 4% per year for an assumed period of ten years. As such, it is assessed that for the Development Project, the magnitude of the change is medium and the sensitivity of the receptor is medium, which results in a **moderate beneficial** impact which is **significant**, assuming that housing is delivered in line with the aspirations of the development framework.

Employment and economy

6.128 The Proposed Development includes a small quantum of employment floorspace at Plot C2, with 267 sqm to be used for retail. Applying employment densities as recommended

by the HCA Employment Density Guide[xxiii], we forecast that the Proposed Development will directly support approximately 15 FTE jobs on-site.

6.129 As set out in the development framework, the wider Development Project includes a wider range of employment uses, including approximately 5,400 sqm to be used as a food hub, 12,000 sqm to be used as office and workshop space, and 7,800 sqm to be used as a data centre. Collectively, these uses are expected to support approximately 1,136 FTE jobs, if delivered in line with the development framework.

6.130 Accounting also for multiplier effects, it is projected that the Proposed Development will support a further 8 FTE jobs at a regional level through the supply chain and employee spend as a result of the development, and the wider Development Project area could support a further 568 FTE jobs.

6.131 Therefore, the Proposed Development is expected to support a total of 23 FTE jobs, whilst the wider Development Project area as a whole could support a total of 1,704 FTE jobs.

6.132 Beyond the jobs generated on-site, it is expected that additional spend from new residents will also support jobs in local retail and leisure services. Experian App Library provides data on the average annual household spend on retail and leisure services. According to the Manchester Retail and Leisure Study[xxiv], 69% of retail and 42% of leisure expenditure is retained within the Wider Zone.

6.133 The 423 dwellings at the Proposed Development would spend around £1.9m on retail and £0.6m on leisure in the Wider Zone, annually, after accounting for leakage and those moving locally within the area. Residents of the wider Development Project area as a whole could spend around £6.3m on retail and £2.1m on leisure in the Wider Zone on an annual basis, if development is brought forward as envisaged in the development framework.

6.134 The average turnover for retail and leisure employees in the North West region is then calculated using data from the ABS and BRES. Applying these turnover figures and accounting for indirect taxation, the new resident expenditure from the Proposed Development could create demand for around 9 retail jobs and another 9 leisure jobs. The wider Development Project area could support 29 retail jobs and 28 leisure jobs.

6.135 Considering a regional average Gross Value Added (GVA) per head of £32,024 over a standard 10-year period and applying the HM Treasury recommended present value discount of 3.5%, the direct and indirect jobs associated with the Proposed Development

are anticipated to generate a total GVA of £11m at the regional level, while the wider Development Project area could generate £482m at the regional level.

6.136 For the Proposed Development, the magnitude of the change is medium and the sensitivity of the receptor is medium, resulting in a **moderate beneficial** impact which is significant.

6.137 For the wider Development Project, the magnitude of change is high and the sensitivity of the receptor is medium, resulting in a **major beneficial** impact which is **significant**, assuming that a mix of uses are delivered in line with the aspirations of the development framework.

Education

6.138 Occupation of the Proposed Development will inevitably add to demand for and school places in the Immediate Zone. The typical approach to calculate pupil yield deriving from new developments is to apply pupil yield figures, which estimate the number of places needed per dwelling. MCC does not specify which pupil yield figures it uses to calculate pupil numbers generated by new housing. In the absence of this, figures from the DfE's Pupil Yield Dashboard[xxv] have been used.

6.139 For each new dwelling, the dashboard outlines a pupil yield figure of 0.14 for primary school places, and 0.07 for secondary school places. Applying these to the number of dwellings at the Proposed Development (excluding extra care housing), there is a need for an additional 44 primary school places and 22 secondary school places.

6.140 As such, the Proposed Development will increase demand within the local education system, which will need to be accommodated within local schools. As outlined in the baseline findings, there is a surplus of 383 places within local primary schools, and a surplus of 1,250 places within local secondary schools. Consequently, it is expected that needs from the Proposed Development could be comfortably accommodated within existing education infrastructure.

6.141 As a result, it is expected that for the Proposed Development the magnitude of impact is negligible and the sensitivity of the receptor is low, which results in a **negligible** impact which is **not significant**.

6.142 Applying these same figures to the wider Development Framework results in a pupil yield of 195 primary school places and 97 secondary school places. Again, it is expected that

existing education infrastructure would be able to accommodate any demand associated with the wider Development Project.

6.143 Consequently it is expected that for the wider Development Project, the magnitude of change is negligible and the sensitivity of the receptor is low, which results in a **negligible** impact which is **not significant**, assuming that housing is delivered in line with the aspirations of the development framework.

Health and wellbeing

6.144 Occupation of the new dwellings at the Proposed Development will inevitably increase demand for local health and education services. As above, the expected population increase from the Proposed Development is expected to be 573 residents, who will generate a need for new places in the local healthcare infrastructure. In terms of GP surgery provision, again assuming approximately 1 FTE GP can care for 1,800 patients, the demand associated with the Proposed Development is equivalent to approximately 0.3 FTE GPs.

6.145 In addition to the above, new residents at the Proposed Development would be expected to increase demand on local dentist and pharmacy services.

6.146 The baseline analysis suggests that existing healthcare provision in the Immediate Zone has significant capacity available (equivalent to 9 FTE GPs) and therefore it is not expected that the Proposed Development would overwhelm local healthcare infrastructure.

6.147 Furthermore, the HIA attached as **Appendix 6.1** to this chapter does not identify any negative health impacts associated with the Proposed Development during either the construction or operational phases.

6.148 For the Proposed Development, the magnitude of change is negligible and the sensitivity of the receptor is medium, which results in a **negligible** impact which is **not significant**.

6.149 The wider Development Project could generate a new population of 1,883, which is equivalent to demand for approximately 1 FTE GP. Again, given the significant surplus of GP provision in the local area, it is assumed that this could be accommodated comfortably by existing healthcare infrastructure.

6.150 For the wider Development Project, the magnitude of change is negligible and the sensitivity of the receptor is medium, which results in a **negligible** impact which is **not**

significant, assuming that housing is delivered in line with the aspirations of the development framework.

Open space

6.151 The Proposed Development itself does not include a significant quantum of open space, although demand for local open spaces would be expected to increase due to new residents.

6.152 For the Proposed Development, the magnitude of change is low and the sensitivity of the receptor is low, which results in a **minor adverse** impact which is **not significant**.

6.153 The wider Development Project area could similarly add new demand for open spaces, although the vision includes a number of improvements and enhancements to landscaping in the town centre, and will add to the public realm by constructing a new public square.

6.154 For the wider Development Project, the magnitude of change is negligible and the sensitivity of the receptor is low, which results in a **negligible** impact which is **not significant**, assuming that areas of open space / public realm is delivered in line with the aspirations of the development framework.

Additional Mitigation / Enhancement Measures

6.155 This section describes the measures which are required to mitigate any significant environmental effects with regards to socio-economics and human health. This details mitigation measures which are not designed into the proposals.

Construction Phase - Proposed Development

6.156 The following measures are considered during the operational phase to mitigate and enhance impacts:

- Implementation of a Construction Environmental Management Plan to limit air and noise pollution which may impact human health.
- Implementation of a Construction Partnership which partners with local education providers to deliver training opportunities for young people and unemployed.

Completed and Operational - Proposed Development

6.157 The following measures are considered during the operational phase to mitigate and enhance impacts:

- Establish and implement a Travel Plan to encourage sustainable and active modes of travel (to be submitted as part of each planning application).

Residual Effects

6.158 Following the implementation of the recommended mitigation measures, the residual impact of the Proposed Development and the wider Development Project will mostly remain the same across all receptors, during both the construction and operational phases. Under the receptor of health and wellbeing, the impact will become negligible due to implementation of the CEMP.

6.159 The residual impacts at each phase, and for both the Proposed Development and the wider Development Project are summarised at Table 6.25.

Table 6.25: Residual Effects Summary

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
Construction – Proposed Development (all Plots)					
Population	N/A	Negligible	N/A	N/A	Negligible
Deprivation	N/A	Negligible	N/A	N/A	Negligible
Housing	N/A	Negligible	N/A	N/A	Negligible
Employment and economy	N/A	Minor short-term beneficial impact (not significant)	N/A	N/A	Minor short-term beneficial impact (not significant)
Education	N/A	Minor short-term beneficial impact (not significant)	Implementation of Construction Partnership	Via Planning Condition	Minor short-term beneficial impact (not significant)
Health and wellbeing	N/A	Minor adverse (not significant)	Implementation of CEMP	Via Planning Condition	Negligible
Open space	N/A	Negligible	N/A	N/A	Negligible
Construction – Wider Development Project area					
Population	N/A	Negligible	N/A	N/A	Negligible
Deprivation	N/A	Negligible	N/A	N/A	Negligible
Housing	N/A	Negligible	N/A	N/A	Negligible
Employment and economy	N/A	Moderate short-term beneficial impact (significant)	N/A	N/A	Moderate short-term beneficial impact (significant)
Education	N/A	Minor short-term beneficial impact (not significant)	As Above	As Above	Minor short-term beneficial impact (not significant)
Health and wellbeing	N/A	Negligible	As Above	As Above	Negligible
Open space	N/A	Negligible	N/A	N/A	Negligible

Completed and Operational – Proposed Development (all Plots)					
Population	N/A	Permanent, long-term minor beneficial impact (not significant)	N/A	N/A	Permanent, long-term minor beneficial impact (not significant)
Deprivation	N/A	Permanent, long-term moderate beneficial impact (significant)	N/A	N/A	Permanent, long-term moderate beneficial impact (significant)
Housing	N/A	Permanent, long-term minor beneficial impact (not significant)	N/A	N/A	Permanent, long-term minor beneficial impact (not significant)
Employment and economy	N/A	Permanent, long-term moderate beneficial impact (significant)	N/A	N/A	Permanent, long-term moderate beneficial impact (significant)
Education	N/A	Negligible	N/A		Negligible
Health and wellbeing	N/A	Negligible	Implementation of Travel Plan	Planning condition	Negligible
Open space	N/A	Permanent, long-term minor adverse impact (not significant)	N/A	N/A	Permanent, long-term minor adverse impact (not significant)
Completed and Operational – Wider Development Project area					
Population		Permanent, long-term moderate beneficial impact (significant)	N/A	N/A	Permanent, long-term moderate beneficial impact (significant)
Deprivation	N/A	Permanent, long-term major beneficial impact (significant)	N/A	N/A	Permanent, long-term major beneficial impact (significant)
Housing	N/A	Permanent, long-term moderate beneficial impact (significant)	N/A	N/A	Permanent, long-term moderate beneficial impact (significant)
Employment and economy	N/A	Permanent, long-term major beneficial impact (significant)	N/A	N/A	Permanent, long-term major beneficial impact (significant)
Education	N/A	Negligible	N/A	N/A	Negligible

Health and wellbeing	N/A	Negligible	Implementation of Residential Travel Plan	Planning condition	Negligible
Open space	N/A	Negligible	N/A	N/A	Negligible

Summary of Residual Effects and Mitigation Measures

6.160 During the construction phase, no significant impacts have been identified for the Proposed Development. A moderate beneficial impact has been identified for the wider Development Project in relation to the receptor of employment and economy, which is significant.

6.161 During the operational phase, the impact on deprivation is assessed to be moderate beneficial and the impact on employment and economy is assessed to be moderate beneficial, both of which are considered significant.

6.162 The wider Development Project area is anticipated to have significant impacts on three receptors, if development is brought forward in line with the aspirations set out in the development framework. The impact on population is assessed to be moderate beneficial, the impact on deprivation is major beneficial, the impact on housing is moderate beneficial and the impact on employment and economy is major beneficial.

6.163 Enhancement measures have been identified during the operational phase:

- The implementation of a Residential Travel Plan to encourage active modes of travel, to be secured either by planning condition.

Assessment of Cumulative Effects

6.164 The below table provides a list of the developments which are to be included within the cumulative sites assessment.

6.165 Neither of the two cumulative sites are considered likely to have an impact from a socio-economic and human health perspective, due to the relatively small scale of development and distance from the Site, therefore they have been scoped out of the assessment.

6.166 Consequently, no cumulative impacts are anticipated.

Table 6.26: Cumulative Sites

Site	Application No.	Distance & Direction	Proposal	Scoped-in / Scoped-out	Justification
1.	DC/081468	1.43km east	Outline planning permission (access only) for up to 278 dwellings, retention of the existing Heald Green Community Theatre building, retention of the existing Clubhouse to facilitate its use as a community hub (sui generis) for flexible uses within Use Class E (a)(b)(e)(g(i)) and Class F2 (a)(b) (The combined retail and shop sales within Use Classes E(a) and F2(a) to be limited to a maximum of 200 sq m net floorspace), associated landscaping and open space and all user access from Pymgate Lane, Grasmere Road and Troutbeck Road and nonmotorised user access from Styal Grove, Yew Tree Grove and Rose Vale Park.	Scoped out	Outside of Immediate and Wider Zones
2.	DC/076341	2km east	A hybrid planning application seeking: Full planning permission for the demolition of all existing buildings and the development of a new hospice facility including access and landscaping; and Outline planning permission with all matters reserved except for access for a residential development of up to 40 residential dwellings, landscaping and other associated infrastructure.	Scoped out	Outside of Immediate and Wider Zones

Conclusions

6.167 This Chapter has assessed the socio-economic and human health impacts of the Proposed Development.

6.168 An impact assessment was then carried out to understand the impact of the Proposed Development during the construction and operational phases, prior to additional mitigation measures.

Baseline

6.169 A baseline assessment in a defined study area was carried out, to understand the existing socio-economic and health conditions in the area. The findings of this assessment in respect of each receptor is summarised below:

- **Population**: The Immediate and Wider Zones have large working age populations, and larger than average population of under 16s.
- **Deprivation**: Both the Immediate and Wider Zones experience very high levels of deprivation.
- **Housing**: Housing in the Wider Zone is unaffordable, albeit more affordable than national averages. Housing delivery in the Wider Zone has exceeded requirements. A very high proportion on households in the Immediate Zone live in social rented accommodation.
- **Employment and economy**: The Wider Zone has a high unemployment rate, and wages are below average. In the Immediate Zone, occupations tend towards those associated with lower wages and lower skills.
- **Education**: The Immediate Zone has a less qualified population when compared to averages. There is a healthy level of capacity available within local primary and secondary schools.
- **Health and wellbeing**: The health of residents in the Immediate and Wider Zones is lower than regional and national averages. There is a high level of capacity available within local GPs.
- **Open space**: There are some accessibility and quality issues within open spaces in the Immediate Zone.

Likely significant residual effects

6.170 Impacts have been modelled for the Proposed Development, and for the wider Development Project area separately.

6.171 During the construction phase of the Proposed Development, there is not expected to be any significant impacts.

6.172 During the construction phase of the wider Development Project, there is expected to be one significant impact, if brought forward in line with aspirations of the development framework:

- Employment and economy: there will be a moderate beneficial impact due to the creation of 409 temporary FTE jobs per annum, and the generation of £147m GVA.

6.173 During the operational phase of the Proposed Development, there are expected to be significant residual impacts on two receptors:

- Deprivation: there will be a moderate beneficial impact on this receptor as the Proposed Development will make improvements across several domains of deprivation.

- Employment and economy: there will be a moderate beneficial impact on this receptor as the Proposed Development will support a total of 23 FTE jobs in the retail and leisure sector, through both on-site employment, and increased residential spending in the local area. The Proposed Development would also support a total GVA of £11m.

6.174 During the operational phase of the wider Development Project, there are expected to be significant residual impacts on four receptors, if brought forward in line with aspirations of the development framework:

- Population: there will be a moderate beneficial impact on the receptor of population as occupation of the DF would increase the Immediate Zone's population by 4%.

- Deprivation: there will be a major beneficial impact on this receptor as the DF will make improvements across several domains of deprivation.

- Housing: there will be a moderate beneficial impact by adding another 967dwellings to the local housing stock, the delivery of which is equivalent to 4% of the Wider Zone's housing requirements over a ten-year period.

- Employment and economy: there will be a major beneficial impact on this receptor as the DF will support a total of 1,761 FTE jobs, through both on-site employment, and increased residential spending in the local area. The Proposed Development would also support a total GVA of £482m.

Mitigation and enhancement measures

6.175 The mitigation associated with socio-economic and health for the construction phase is as follows:

- Implementation of a Construction Environmental Management Plan to limit air and noise pollution which may impact human health.

- Implementation of a Construction Partnership which partners with local education providers to deliver training opportunities for young people and unemployed.

6.176 The mitigation associated with socio-economics and health for the operational phase is as follows:

- Establish and implement a Residential Travel Plan to encourage sustainable and active modes of travel.

Conclusion

6.177 During the construction phase, the Proposed Development is expected to have beneficial, but not significant impacts, in the receptors of employment and economy and education. The wider Development Project is also expected to have beneficial impacts on these two receptors, the former of which is expected to be significant, if brought forward in line with the aspirations set out in the development framework.

6.178 During the operational phase, it is anticipated that the Proposed Development will have **significant** beneficial impacts on the receptors of deprivation and employment and economy. The wider Development Project area is expected to have significant beneficial impacts on the receptors of population, deprivation, housing and employment and economy, if brought forward in line with the aspirations set out in the development framework.

6.179 Accounting for mitigation and enhancement measures, it is not anticipated that neither the Proposed Development or the wider Development Project area will have any adverse **significant** impacts.

References

[i] Ministry of Housing, Communities and Local Government (2024); 'National Planning Policy Framework'.
[ii] Manchester City Council (2012); 'Core Strategy 2012-2027'.
[iii] Greater Manchester Combined Authority (2024); 'Places for Everyone Joint Development Plan'.
[iv] IEMA (2022); Determining Significance for Human Health in Environmental Impact Assessment'.
[v] ISEP (2025); Social Impact Assessment in Environmental Impact Assessment in the UK
[vi] HM Treasury (2022); The Green Book.
[vii] Office for National Statistics (2022); 'Census 2021'.
[viii] Ministry of Housing, Communities and Local Government (2025); 'English indices of deprivation 2025'.
[ix] Office for National Statistics (2025); 'House price to workplace-based earnings ratio'
[x] Ministry of Housing, Communities and Local Government (2024); 'Housing Delivery Test: 2023 measurement'.
[xi] Manchester City Council (2024); 'Five-Year Housing Land Supply Statement'.
[xii] Office for National Statistics (2025); 'Claimant count'.
[xiii] Office for National Statistics (2025); 'Annual Survey of Hours and Earnings – Resident Analysis'.
[xiv] Department for Education (2024); 'Travel to school for children of compulsory school age'.
[xv] Department of Health & Social Care (2023); 'Fingertips'.
[xvi] NHS (2025); 'Find a GP'.
[xvii] NHS (2025); 'Find a dentist'.
[xviii] NHS (2025); 'Find a pharmacy'.
[xix] Manchester City Council (2025); 'Open Space Assessment'.
[xx] Office for National Statistics (2024); 'Annual Business Survey'.
[xxi] Office for National Statistics (2022), 'Business Register and Employment Survey'.
[xxii] Homes & Communities Agency (2014); 'Additionality Guide: Fourth Edition 2014'.
[xxiii] Homes & Communities Agency (2015); 'Employment Density Guide'.
[xxiv] Manchester City Council (2024); 'Manchester Retail and Leisure Study'.
[xxv] Department for Education (2024); 'Pupil Yield Dashboard'.

7 CLIMATE CHANGE

Introduction

7.1 This Chapter focuses on both the impact of the Proposed Development (as defined in Chapter 2) on climate change (i.e. Greenhouse Gas ("GHG") emissions associated with the Proposed Development) and the effects of climate change on the Proposed Development itself (i.e., climate change resilience and adaptation). As these are two separate but linked issues, this ES Chapter is split into two parts:

- Part A: Greenhouse Gas Emissions. This part of the ES Chapter reports an assessment of the likely significant effects of the proposed development on the global atmosphere through the emission of GHGs. It describes the assessment methodology; the baseline conditions; the mitigation measures required to prevent, reduce or offset any significant adverse effects; and the likely residual effects after these measures have been employed. This section follows a traditional EIA approach whereby the significance of the effects is assessed. This assessment has been undertaken in line with the Institute of Sustainability and Environmental Professionals ("ISEP"[1]) Guide to Assessing GHG Emissions and Evaluating their Significance 2nd Edition (2022); and,

- Part B: Climate Change Resilience Risk Assessment. This section sets out an assessment of the proposed development's resilience and adaptation to climate change. This assessment follows a risk assessment approach, rather than a traditional assessment of effect significance. This assessment has been undertaken in line with the methodology advocated in the ISEP Guide to Climate Change Resilience and Adaptation 2nd Edition (2020).

7.2 GHGs include carbon dioxide, methane, ozone, nitrous oxide, Chlorofluorocarbons (CFCs) and water vapour. As GHGs vary in terms of their impact on climate change, a measure known as carbon dioxide equivalent (CO2eq) is used to standardise the climate impact of different greenhouse gases. Throughout this Chapter, CO_2eq is used as a standard metric to enable us to compare the emissions from various GHGs.

7.3 This Chapter of the ES has been prepared by Ridge.

7.4 This Chapter is supported by the following figures and appendices:

[1] **The ISEP is formerly known as the Institute of Environmental Management and Assessment (IEMA)**

- Appendix 7.1: Ridge and Partners Embodied Carbon Concept Stage Summary Report

Legislative and Planning Policy Context

Legislation

7.5 The Climate Change Act 2008 committed the UK to an 80% reduction in carbon emissions relative to the levels in 1990, to be achieved by 2050. The UK Government set carbon budgets 1 to 5 to meet the 80% emission reduction target.

7.6 In June 2019, secondary legislation amended that target to require that the UK reduce all greenhouse gas emissions to net zero by 2050 relative to 1990 levels. In April 2021, the Government confirmed its intention to ratify 'The Sixth Carbon Budget' which effectively requires a 78% reduction in UK territorial emissions between 1990 and 2035.

7.7 Following the 21st United Nations Climate Change Conference (COP21) in 2015, the Paris Agreement was adopted. It is a legally binding international agreement on climate change. As part of the agreement, countries are required to submit a Nationally Determined Contribution (NDC) to set out the actions they will take to meet the goals of the agreement. In its NDC, the UK committed to reducing economy-wide greenhouse gas emissions by at least 68% by 2030, compared with 1990 levels. The UK's NDC is on the pathway to the 2050 net zero target.

National Planning Policy

National Planning Policy Framework

7.8 Section 14 of the National Planning Policy Framework (NPPF) specifically addresses the challenge of climate change. It states that '*…New development should be planned for in ways that:*

a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the government's policy for national technical standard Local Plan and supplementary guidance...'

Local Planning Policy

Places for Everyone Joint Development Plan

7.9 The Places for Everyone Joint Development Plan (2024) contains the strategic planning policies for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. With respect to climate change and sustainability considerations, the following policies are included within the Places for Everyone Joint Development Plan are of relevance to the assessment.

Policy JP-S2: Carbon and Energy

7.10 This policy states that *'the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including:*

- *Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling;*
- *Promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured; and*
- *Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities;*
- *Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree planting and natural flood management techniques'*

7.11 There is *'an expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable;*

Be net zero carbon which applies:

- *From adoption – to regulated operational carbon emissions;*
- *From 2028 – to all emissions 'in construction'.*

7.12 From 2025 *development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions. Development proposals should set out how this has achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:*

a. *Minimise energy demand;*

b. *Maximise energy efficiency;*

c. *Use renewable energy;*

d. *Use low carbon energy; and*

e. *Utilise other energy sources.*

7.13 From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund. As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies….'

7.14 Development will be expected to '*incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site.'*

7.15 Where practicable, development will be expected to *'prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date'*.

7.16 Residential developments will be expected to *'achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation…'*

'For renewable energy generation priority should be given to PV installation where technically feasible, alternative technologies will be appropriate where the equivalent generation is evidenced. '

7.17 Applications should *'include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximise reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation.*

Whole life cycle emissions should be considered where possible. Districts may set out specific carbon emission reduction and energy demand targets within Local Plans'.

Policy JP-S4: Flood Risk and the Water Environment

7.18 This policy states that *'Greater Manchester is located within a complex hydrological network that extends into surrounding districts and beyond. This means that individual areas cannot be viewed in isolation, as rainfall and activities in one place can have significant impacts on the water environment in other locations'*.

'Climate change is expected to significantly increase peak river flows and surface water run-off as a result of more intense rain events, potentially placing many more properties at risk in the future unless flood defences, drainage and run-off management are improved. A coordinated catchment-wide approach to all types of flood risk will be required to address these challenges and minimise potential harm to people and property, including actions upstream of Greater Manchester.'

'Sustainable Drainage System ("SuDS") schemes can provide appropriate solutions to addressing both flood risk and water quality issues and are mandatory for major development unless clear evidence indicates that they would be inappropriate. Development proposals should achieve greenfield run-off rates where possible, depending on site conditions. Alternative surface water discharge rates can be set out in district local plans to reflect local circumstances and evidence'.

'In addition to the general need to improve water quality, the Environment Agency has defined source protection zones for groundwater sources such as wells, boreholes and springs used for public drinking water supply. The control of potentially contaminating activities is particularly important in these locations.'

'It is important that water is conserved and efficiently used as much as possible to help build resilience to periods of drought; avoid over abstraction; reduce carbon emissions from water treatment and disposal; and protect river and wetland habitats from degradation. All new homes have to meet mandatory national standard set out in Building Regulations (of 125 litres/person/day). Where there is a clear local need, the government's Housing Optional Technical Standards paragraph 013 and 014 set out that local authorities may also consider tighter water efficiency requirements for new homes (110 litres a day) to help manage water demand.'

Policy JP-P1: Sustainable Places

7.19 This policy sets out *'key attributes that all developments wherever appropriate, should be consistent with'*. The list of key attributes includes:

- *'Resilient, capable of dealing with major environmental events';*
- *'Adaptable, able to respond easily to varied and changing needs and technologies';*
- *'Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained';* and
- *'Resource efficient with:*
- *Low carbon Footprint*
- *Efficient use of land;*
- *Minimised use of new materials;*
- *High levels of recycling'*

Manchester Core Strategy

7.20 The Manchester Core Strategy (2012) is the Adopted Development Plan for Manchester City Council. With respect to climate change and sustainability considerations, the following policies are included within the Manchester Core Strategy (2012) although some elements of these have been superseded by the Places for Everyone Plan. Relevant extracts which are still valid are provided below.

Policy EN4: Reducing CO2 Emissions by Enabling Low & Zero Carbon Development

7.21 This policy sets out the following actions:

- "*Wherever possible new development and retrofit projects, including energy generation plant, must be located, and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.*
- *Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.*
- *Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/ or to incorporate provision to enable future connection to any existing/ potential decentralised energy schemes.*

- *The use of building material with low embodied carbon in new development and refurbishment schemes*".

Policy EN5: Strategic Area for Low and Zero Carbon Decentralised Energy Infrastructure

7.22 This policy sets a requirement for key developments to consider being part of or providing an anchor to a new local energy network.

"Within specific strategic areas (including the Oxford Street corridor) new development, regeneration and retrofit projects, will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans. The Council will work with all relevant stakeholders, which may include developers, landowners, residents, community groups, private sector partners, utilities companies, neighbouring authorities, and other public sector bodies, as appropriate, to bring forward such plans.

Where investment or development is being undertaken into or adjacent to a public building/asset or district heating network, full consideration shall be given to the potential role that these can have in providing an anchor load within a decentralised energy network or in creating opportunities for CO_2 reduction funded by contributions".

Policy EN6: Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies

7.23 This policy did set a requirement for non-residential developments of over 1000m^2 to achieve a minimum performance target; however, this is now superseded by Policy JP-S2 in the Places for Everyone Plan.

7.24 The policy continues to require submission of *"an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the project regulated energy demand and associated CO_2 emissions for all phases of the development".*

Policy EN8: Adaptation to Climate Change

7.25 This policy requires all new development "*to be adaptable to climate change in terms of the design, layout, sitting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, this is not an exhaustive list:*

- *Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways*

- *The need to control overheating of buildings through passive design*

Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO_2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance".

Policy EN14: Flood Risk

7.26 This policy states that:

- "*In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).*

- *In addition to the requirements for site specific Flood Risk Assessments ("FRAs") set out in the PPS25, an appropriate FRA will also be required for all development proposals including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA*. .

- *The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure.*"

Relevant Guidance

ISEP (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance (2nd Edition)

7.27 This document is the key guidance for assessing the impact of a project on climate change. It reflects the 2019 amendment to the UK's legally binding Climate Change Act 2008 in response to the Paris Agreement, setting a new and challenging target to reduce UK GHG emissions to net zero by 2050, accounting for residual emissions which are offset. The guidance confirms that all emissions contribute to climate change, however specifically in the EIA context it provides relative significance descriptions to assist assessments. It sets out levels of significance which are not solely based on whether a project emits GHG emissions alone, but how the project makes a relative contribution towards achieving a science-based 1.5°C aligned transition towards net zero.

ISEP (2020) EIA Guide to: Climate Change Resilience & Adaptation

7.28 This document provides guidance for considering the vulnerability of a project to climate change (climate change resilience). It provides a framework for the effective consideration of climate change resilience and adaptation in the EIA process.

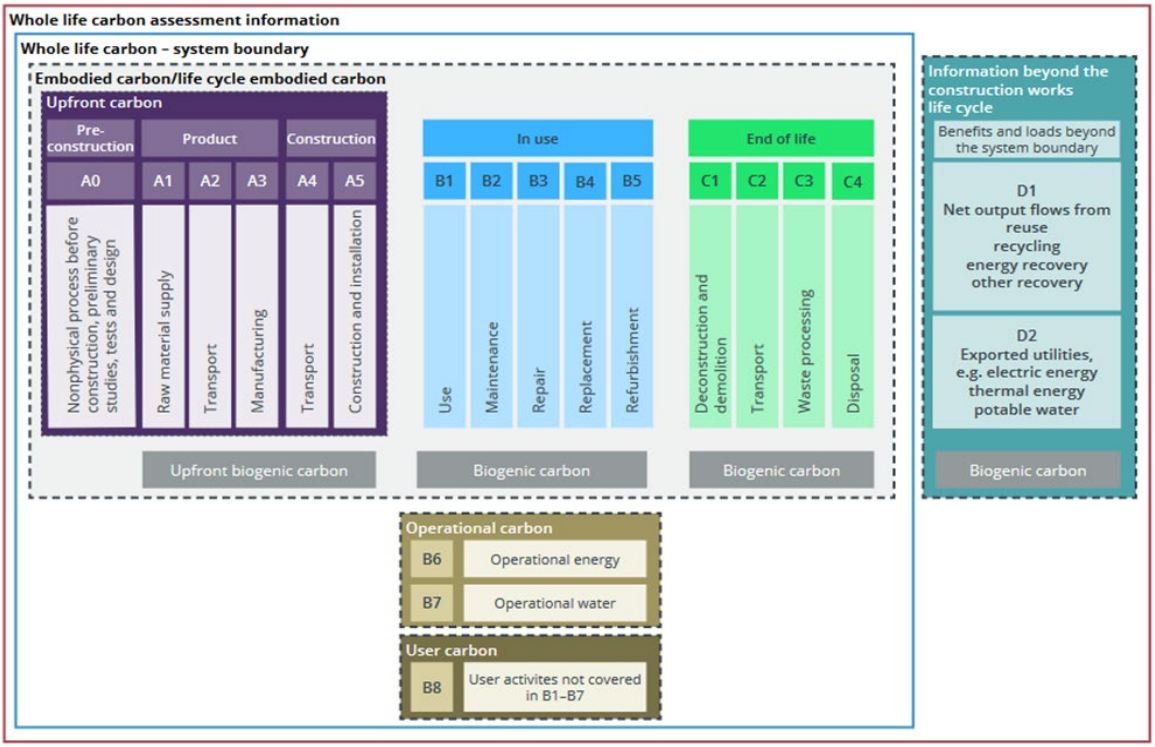
RICS (2024) Whole Life Carbon Assessment 2nd Edition, Version 3

7.29 The Royal Institute of Chartered Surveyors (RICS) have developed an approved technical methodology for *'assessing the carbon impacts from buildings and related infrastructure assets/civil engineering works throughout their life cycle'*, known as a Whole Life Carbon Assessment (WLCA). This standard sets out this methodology, which is recognised as a clear and consistent approach to WLCA.

7.30 The RICS standard requires WLCAs to follow a modular structure for carbon reporting, which breaks down the built asset's life cycle into stages and modules. Some modules are broken down further into submodules; these are explained in more detail in the relevant life cycle stage in section 5.

7.31 **Figure 7.1** sets out the stages and modular structure for WLCAs.

Figure 7.1 Taken from RICS (2024) - Building and infrastructure life cycle stages and information modules (adapted from EN 15978, EN 17472 and EN 15643, with additions to illustrate biogenic carbon)



RIBA (2021) RIBA 2030 Climate Challenge v2

7.32 The Royal Institute of British Architects (RIBA) have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050. The voluntary operational energy and water use and embodied carbon performance targets that are set out in the 2030 Climate Challenge have been developed by the RIBA consultation with experts across the industry. The targets consider the latest recommendations from the Green Construction Board and are aligned with other built environment professional bodies.

7.33 The RIBA 2030 Climate Challenge targets for residential buildings are shown in Table 7.1.

Table 7.1 RIBA 2030 Climate Challenge CO2eq targets for residential buildings

RIBA Sustainable Outcomes Metrics	Business as Usual	2025 Targets	2030 Targets
Operational Energy kWh/m2/y	120kWh/m^2/y	<60kWh/m^2/y	<35kWh/m^2/y
Embodied Carbon $kgCO_2e/m^2$ (A1-A5, B1-B5, C1-C4)	1200$kgCO_2e/m^2$	<800$kgCO_2e/m^2$	<625 $kgCO_2e/m^2$

LETI (2020) Climate Emergency Design Guide

7.34 The Low Energy Transformation Initiative (LETI) is a voluntary network of built environment professionals, working together to put the UK and the planet on the path to a zero-carbon future. The LETI Climate Emergency Design Guide outlines how new buildings should be designed to ensure the UK's climate change targets are met. It covers five key areas: operational energy, embodied carbon, the future of heat, demand response and data disclosure. The Guide sets out requirements for four key building archetypes (small scale residential, medium/large scale residential, commercial offices, and schools).

7.35 The LETI targets for operational energy and embodied carbon, for small / medium / large scale housing are shown in Table 7.2 below.

Table 7.2 LETI Climate Emergency Design Guide Targets for Small / Medium & Large-Scale Housing

Metric	Target
Operational Energy kWh/m^2/y	35kWh/m^2/y
Embodied Carbon kgCO_2e/m^2 (A1-A5, B1-B5, C1-C4)	<500kgCO_2e/m^2

UK Net Zero Carbon Building Standard Pilot Version

7.36 The pilot version of a new UK Net Zero Carbon Building Standard (UKNZCBS) was published in September 2024. This includes "*technical details on how a building should meet the Standard, including what limits and targets it needs to meet, the technical evidence needed to demonstrate this and how it should be reported. In the future, projects will be able to verify that a project conforms to the Standard*".

7.37 The UKNCZBS includes specific limits for each year from 2025-2050 for upfront carbon and operational energy. The UKNZCBS also uses energy use intensity as a metric for operational energy (kWh/m^2GIA/yr) and CO_2eq for upfront carbon.

Part A Greenhouse Gas Emissions

Assessment Methodology and Significance Criteria

7.38 In accordance with EIA regulations Part A of this chapter addresses the impacts of the project on climate change, in line with ISEP (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance.

Identification of the Study Area

7.39 The study area for the assessment of the impact on climate change is the boundary of the Proposed Development (as defined in Chapter 2) but also encompasses relevant emissions arising outside of this boundary, including the embodied emissions associated with construction materials, and the emissions associated with the transportation of materials and workers to site and removal of waste from site.

Desk-based Data

7.40 The following information has been used to inform the assessment of GHG emissions:

- Cradle to Grave Embodied Carbon Calculations completed by Ridge and Partners (Sustainability Consultants) for the proposed buildings. These cover RICS stages A1-5, B1-5, C1-C4, as shown in Figure 7.1. As these relate to the carbon associated with the building materials which are fixed at construction stage, these have been used as the basis for determining the Enabling and Construction Phase effects.

- Operational Energy Calculations for the proposed buildings, completed by Civic (Building Services Engineers) for Alpha House and TACE (Building Services Engineers) for Brotherton House and C2 The Birtles. These form part of the basis for determining Operational Phase effects.

- Transport Assessments for Brotherton House and C2 The Birtles and a Transport Statement for Alpha House, completed by Curtins (Transport Engineers), considering movements to and from the proposed buildings once operational. These also form part of the basis for determining Operational Phase effects.

7.41 As set out in **Chapter 2: Assessment Scope and Methodology**, the Proposed Development consists of three full planning applications. However, there are still detailed elements of the design to be confirmed (as would typically be undertaken during RIBA Stages 3-4 and as part of construction stage design), and therefore there is insufficient detail to undertake a fully accurate Whole Life Carbon (WLC) assessment at this stage. However, in line with ISEP Guidance (2022) a reasonable worst-case approach has been taken.

Identification of Sensitive Receptors

7.42 As GHG emissions are not geographically limited and have a global effect rather than directly affecting any specific local receptor, the receptor for assessment of the impact of the project on climate change is the global atmosphere. The receptor is of high sensitivity, given the severe consequences of global climate change and the cumulative contributions of all GHG sources.

Characterisation of Effect

7.43 Magnitude will be determined in accordance with the below table which is based on the ISEP 2022 Guide and references the RIBA Climate Challenge v2 (2021).

7.44 Table 7.3 identifies how the magnitude of effect is determined for Greenhouse Gas Emissions.

Table 7.3 Impact on Climate Change Greenhouse Gas Emissions – Determining Magnitude

Magnitude of Impact	Criteria for assessing impact
Major Adverse	The project's GHG impacts are not mitigated or are only compliant with do-minimum standards set through regulation, and do not provide further reductions required by existing local and national policy for projects of this type. A project with major adverse effects is locking in emissions and does not make a meaningful contribution to the UK's trajectory towards net zero.
Moderate Adverse	The project's GHG impacts are partially mitigated and may partially meet the applicable existing and emerging policy requirements but would not fully contribute to decarbonisation in line with local and national policy goals for projects of this type. A project with moderate adverse effects falls short of fully contributing to the UK's trajectory towards net zero.
Minor Adverse	The project's GHG impacts would be fully consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. A project with minor adverse effects is fully in line with measures necessary to achieve the UK's trajectory towards net zero.
Negligible	The project's GHG impacts would be reduced through measures that go well beyond existing and emerging policy and design standards for projects of this type, such that radical decarbonisation or net zero is achieved well before 2050. A project with negligible effects provides GHG performance that is well 'ahead of the curve' for the trajectory towards net zero and has minimal residual emissions.

Significance Criteria

7.45 The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. In addition, inherent design mitigation measures which are already being incorporated within the Proposed Development will be taken into account when determining significance.

7.46 Table 7.4 demonstrates how significance is determined, based on the receptor being of high sensitivity (i.e. the global climate) and is defined against magnitude of impact. Effects which are moderate or major magnitude are considered significant.

Table 7.4 Impact on Climate Change Greenhouse Gas Emissions – Significance Matrix

Magnitude	Significance
Major Beneficial	Significant
Moderate Beneficial	Significant
Minor Beneficial	Not Significant
Negligible	Not Significant
Minor Adverse	Not Significant
Moderate Adverse	Significant
Major Adverse	Significant

Assumptions/Limitations

7.47 The assessment is based on the information available for Brotherton House, C2 The Birtles and Alpha House. The data used to inform the assessment has come from various parties, including:

- TACE (Building Services Engineers for Brotherton House and C2 The Birtles)
- Civic (Building Services Engineers for Alpha House, and Civil & Structural Engineers for Brotherton House and C2 The Birtles)
- AJP (Civil & Structural Engineers for Alpha House)
- Feilden Clegg Bradley Studios (Architects for Brotherton House and C2 The Birtles)
- Levitt Bernstein (Architects for Alpha House)

7.48 The assessment is based on professional experience and undertaken using conservative assumptions.

Embodied Carbon Assessment

7.49 The assessment of embodied CO_2eq emissions is based on a 60-year life span for the Proposed Development in accordance with RICS Whole Life Carbon guidance.

7.50 The assessment of construction stage CO_2eq emissions has been based on assumptions to give a best estimate of the scheme's impact at this stage. The actual quantity of CO_2eq emissions is likely to be different to this as will vary depending on the final construction materials, construction methods etc., however the conclusions drawn in this report are likely to remain the same.

7.51 Assumptions were made to further supplement the information provided by the design team. These are based on reasonable industry standards and on our experience with similar building projects.

7.52 Transport impacts (Module A4) have been included in line with the RICS 'Whole Life Carbon' guidance.

7.53 Construction impacts (Module A5) have been included in line with assumed fuel usage and waste production values across the full construction period of the Proposed Development as follows:

- Site Waste: 6.5t per 100m^2 gross internal area based on BRE good practice site waste guidance (BREEAM New Construction v6, credit Wst 01).
- Site Energy Use: 23.58kWh; 1.12l diesel and 0.05l petrol all per m2 gross floor area (based on research conducted on construction site operations in temperate climatic regions, provided by One Click LCA software).

7.54 For concrete specifications, information provided by AJP and Civic for the likely strength, reinforcement and cement replacement rates have been used.

7.55 At this stage, high level allowances for mechanical and electrical installations have been made based on information provided by the design team, using 'typical' apartment building services package as reference to extrapolate across the whole design.

7.56 Information provided by the design team has been used to account for finishes, sanitaryware, fittings and furnishings across the Proposed Development. Non-fixed fittings, furnishings and equipment have been excluded from the assessment scope.

7.57 Where no Environmental Product Declaration (EPD) information or specific product references have been provided, generic UK EPDs have been selected matching the closest description to the materials detailed on the documents provided, with assumed recycled contents aligning with RICS 'Whole Life Carbon' Guidance.

7.58 Module B1 (Emissions in Use) has been accounted for using values for refrigerant charge provided by the design team. R32 and R1234ze have been included as the operational refrigerant types and annual / end-of life have been assumed as 2% and 1% respectively for package systems, and 6% and 3% respectively for VRF systems, in line with TM65 guidance.

7.59 Modules B2 (Maintenance) and B3 (Repair) have been assumed at 10kgCO_2eq/m^2 GIFA and 2.5kgCO_2eq/m^2 GIFA respectively, in accordance with GLA Whole Life carbon assessment methodology (London Plan Guidance: Whole Life Carbon Assessments).

7.60 Module B4 (Replacement) has been incorporated in the form of default product service lives for each material, based on RICS Whole Life Carbon guidance. For example, unitised curtain walling systems and internal finishes have an assumed expected lifespan of 35 years and 10 years respectively.

7.61 Module C1 (Deconstruction/ Demolition) has been assumed based on UK average demolition impacts relative to gross floor area, as provided by RICS / One Click LCA software.

7.62 Modules C2-C4 (Waste Transportation, Waste Processing & Waste Disposal) are assumed based on end-of-life processing chains relative to each material, as provided by One Click LCA software.

Operational Energy Assessment

7.63 Operational energy use intensity has been calculated for each plot using SAP calculations. Actual emissions are likely to be different to the estimations provided, depending on both detailed design and operational use of the buildings. It is not possible to fully understand, at this time, how energy use and emissions will vary, but it has been assumed that energy use will remain the same, year on year, throughout the assessment period.

7.64 Energy use has been estimated based on a number of assumptions, as follows:

- Cooking energy use- the calculations have allowed for 1 hour of electric cooking for every day in fan-forced convection oven: 0.61 kWh

- Occupancy - Living/Kitchen 08:00 until 23:00 (1 person in 1 bed apartments, 2 people in 2 bed apartments), Bedrooms 23:00 until 08:00 (2 people in 1 bed apartments, 2 people in bed 1 and 1 person in bed 2 for 2 bed apartments)
- Heating – panel heaters (21°C set point)
- Infiltration 0.05 based on an air permeability of 1
- Ventilation –Mechanical Ventilation with Heat Recovery (MVHR)
- Hot water- Dimplex Edel Hot Water Heat Pump (3.36 SCOP), 33 litres per person per day

7.65 Unregulated energy use has been calculated using the assumptions above, but could vary substantially when the Proposed Development is operational as this is based on actual use. It is therefore not possible to accurately predict this energy use at this stage in design.

Climate Resilience Assessment

7.66 The assessment of the impacts of climate change on the Proposed Development are based on a number of assumptions about the future effects of climate change. The climate change predictions used within the climate resilience assessment are based on the most recent UK Climate Projections published in 2018 (UKCP18) developed by the UK Climate Impacts Programme (UKCIP). These are based on the assumption of a high emissions scenario (worst case).

Assessment of Wider Development Project

7.67 Assessment of the wider development project has been scoped out as it is not possible to undertake a meaningful assessment at this stage. An assessment will be undertaken as the individual applications are made. It is assumed that the wider Development Project (i.e. within the wider Development Framework) will apply the same energy and carbon principles as individual applications come forward.

Baseline Conditions

7.68 In relation to Part A, the impact of the project on climate change, i.e. Greenhouse Gas (GHG) emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the site remains in its current condition. The combined area of the Proposed Development site and the wider DF area extends to 22.97 hectares (ha), which is bound by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is

residential housing and the M56. Rowlands Way creates an additional north-south route through the eastern portion of the wider Development Project area, connecting Poundswick Lane and Simonsway.

7.69 The wider Wythenshawe development framework site currently accommodates a mix of low-rise buildings and associated infrastructure, some of which is proposed for demolition as part of this Proposed Development. The existing structures within the Proposed Development site are assumed to have limited energy efficiency and no significant low-carbon or renewable energy systems in place. As such, they form the baseline condition against which the GHG emissions of the Proposed Development as assessed.

7.70 In relation to the impact of the Proposed Development on climate change (i.e. CO_2eq emissions), the baseline scenario assumes the development does not proceed and the site remains in its current condition. The Proposed Development site comprises three plots: Brotherton House, a vacant office building with associated car parking and landscaping; C2 The Birtles, a disused mixed-use building with occasional market activity; and Alpha House, a former office building currently under demolition. While the buildings are largely inactive, there may be residual GHG emissions associated with infrastructure, demolition activity, and embodied carbon in existing structures. In the absence of detailed data on current emissions, it is assumed that baseline GHG emissions are negligible, representing a worst-case scenario for comparative assessment of the Proposed Development's impact.

7.71 The Proposed Development site is clearly accessible by sustainable modes of transport, which are also useable by those with limited mobility and are wheelchair accessible. The surrounding area exhibits very good levels of pedestrian and cycling infrastructure, and there are a number of public transport opportunities within acceptable walking distance of the site. The Proposed Development site is well served by existing public transport routes (buses and the Metrolink), connecting the site to amenities and centres of employment in the City Centre and Wythenshawe. The closest Metrolink tram stop is Wythenshawe Town Centre. The Metrolink tram services provide frequent services to Manchester Victoria (City Centre) via Exchange Square and Manchester Airport. Additionally, Metrolink users can change at St Werburgh's Road, St Peters Square, Cornbrook and Piccadilly to access the entire Metrolink network. The nearest bus route corridor to the site is Wythenshawe Interchange. The interchange is served by several bus routes, providing connections to Manchester Piccadilly Gardens, Manchester Airport, Altrincham, Stockport, Eccles and Macclesfield. Details of the bus services stopping at

the nearest bus stops are provided within the Transport Assessment reports, that support each application.

7.72 The Proposed Development site achieves a Greater Manchester Accessibility Level (GMAL) score of 6. The GMAL score is calculated using an interactive tool managed and maintained by Transport for Greater Manchester (TfGM). The tool measures accessibility by public transport of a point of interest and provides a score between 1 and 8, where 1 is a low level of accessibility and 8 is the highest level of accessibility. As such, the Proposed Development site is considered appropriately situated to take advantage of existing public transport infrastructure.

7.73 The Proposed Development site is considered to be well connected to a number of amenities. The pedestrian infrastructure which connects the Proposed Development site to the amenities is generally excellent and there are well lit, wide footways with a number of controlled crossing points across key roads. Nearby to the Proposed Development site connected by a pedestrianised zone are Asda Wythenshawe (inc. Pharmacy and Post Office), Peel Hall Medical Centre and Wythenshawe Town Centre.

Embedded Mitigation

7.74 This section describes the measures which have been 'embedded' into the development.

Enabling and Construction Phase

7.75 Mitigation for reducing the embodied carbon emissions have already been incorporated into the design of the Proposed Development, through adopting the most efficient design with minimum material usage as this typically results in the most cost effective and lowest embodied carbon solution.

Operational Energy

7.76 Operational energy related GHG emissions have been minimised through the application of the Energy Hierarchy and Passivhaus standards as set out within the Energy Strategy Reports produced for Alpha House (Civic, 2025), Brotherton House and C2 The Birtles (TACE, 2025). These are summarised below.

Alpha House

7.77 Throughout the design process, measures have been applied to reduce the energy demand associated with the development. In the first instance, the Mechanical and

Electrical Consultants (Civic) produced an energy strategy to advise on incorporating sustainable design and resource efficiency in line with the energy hierarchy.

7.78 U-values and air permeability targets will be delivered which far exceed Building Regulations Part L performance. The building fabric achieves high insulation levels and air tightness, with optimised glazing to balance daylight and heat gains.

7.79 The proposed development will include implementation of passive design measures and optimise the building envelope in terms of orientation, air tightness, and insulation. Good performing fabric elements with natural ventilation systems are proposed at this stage providing dwellings with healthy internal environments. Mechanical ventilation with heat recovery (MVHR) is included to minimise heat loss while ensuring good indoor air quality. Passivhaus design standards are aspired to for all fabric U-values and air permeability targets, whilst consideration is given to building orientations, solar shading devices and natural means of ventilation.

7.80 The following efficiency measures and services are proposed as set out within the Energy Strategy Report:

- External light fittings will be controlled through a time switch, or daylight sensor, to prevent operation during daylight hours to limit the impact of artificial lighting for the development's residents and surrounding environment.

- Heating and hot water will be provided through efficient, low-carbon systems supporting the transition away from traditional gas-based solutions. Although photovoltaic panels are not currently proposed, the design allows flexibility for future integration if required.

- The all-electric, high efficiency system is compatible with local energy markets and future smart grid/ storage integration. The schemes measures reduce operation carbon by 74.6% lowering local network demand and improving suitability for Local Energy Market (LEM) participation.

7.81 An appraisal of low and zero carbon technologies has been undertaken as detailed within the Energy Strategy Report. The following two technologies are identified as appropriate and feasible for the site:

- Air source heat pump hot water systems (ASHPHWs) – these will be specified for all flats.

- Photovoltaic (PV) panels – these will be specified across roof spaces to help meet energy demands to meet planning policy conditions.

Brotherton House and C2 The Birtles

7.82 Throughout the design process, measures have been applied to reduce the energy demand associated with the development. In the first instance, the Mechanical and Electrical Consultants (TACE) produced an energy strategy to advise on incorporating sustainable design and resource efficiency in line with the energy hierarchy for Brotherton House and C2 The Birtles.

7.83 U-values and air permeability targets will be delivered in accordance with Building Regulations Part L performance. Glazing with a G-value of 0.4[2] is also specified to limit the amount of unwanted solar gain to avoid habitable rooms from overheating. Passive measures are to be implemented within the design of the development to reduce energy use and the associated CO_2 emissions. These include windows with high thermal insulation, maximisation of daylight to reduce reliance on artificial lighting, and optimisation of glazing solar energy transmittance, balancing daylight access with solar control to reduce cooling loads.

7.84 The following efficiency measures and services are proposed as set out within the Energy Strategy Report:

- Control of heating and cooling plant will be optimised, and weather compensated to ensure plant operates as close to demand as possible and not at full capacity.

- Variable speed drives shall be installed on circulation pumps and ventilation fans to allow the speed of the respective motors to be amended by the automatic controls to suit changing load of the building. This will ensure energy usage matches demand requirements.

- Internal lighting within the areas covered by Part L2 analysis will incorporate energy-efficient LED lighting where practicable. Additionally, lighting controls will be provided to limit energy use, alongside automatic presence detection in appropriate areas. This form of control will ensure lights are automatically switched off during periods of non-occupancy. External lighting will be designed to incorporate energy efficient

[2] G-value, also known as total solar energy transmittance, is a coefficient used to measure the transmittance of solar gain through glazing

luminaires and an automatic lighting control system utilising daylight sensors and time clock control to ensure energy efficient operation of the lighting.

- All non-residential zones, where required, are modelled with mechanical ventilation with heat recovery (MVHR) units. The installed systems incorporate heat recovery to preheat the incoming fresh air, thereby reducing overall energy consumption. The heat recovery units will have low specific fan power to minimise the energy used by the fans.

7.85 An appraisal of low and zero carbon technologies has been undertaken as detailed within the Energy Strategy Report. The following two technologies are identified as appropriate and feasible for the site:

- Photovoltaic (PV) panels.
- Air source heat pump (ASHP) – electric panel heaters have been considered for the majority of zones within the building, however areas that will utilise comfort cooling shall be fitted with a high efficiency air source heat pump.

Operational Transport

7.86 The design of the Proposed Development includes a number of features to encourage the use of sustainable transport opportunities, including walking, cycling, and public transport use. Localised improvements to pedestrian routes through the provision of inter-connecting footway links across the sites to surrounding public transport services have been proposed. In addition, cycle routes around the Proposed Development are largely routed to the perimeter, however, these connect to crossing facilities, and there are traffic free cycle routes along the entirely of Simonsway and large sections of Poundswick Lane. Cycle parking will be provided as part of the development proposals alongside a series of measures to encourage residents to adopt cycling.

Assessment of Likely Significant Effects

Enabling and Construction Phase

7.87 Construction of the Proposed Development will result in CO_2eq emissions associated with construction transport (i.e. Heavy Goods Vehicle (HGV) movement and the transportation of the workforce) and emissions associated with the use of energy on site for construction activities.

7.88 Construction works will also result in carbon emissions associated with the embodied carbon within construction materials. Embodied carbon is the total greenhouse gas emissions generated to produce a built asset. This includes emissions caused by extraction, manufacture/ processing, transportation and assembly of every product and element in an asset. It also includes the maintenance, replacement, deconstruction, disposal and end-of-life aspects of the materials and systems that make up the asset (UK Green Building Council, 2017).

7.89 Ridge and Partners have undertaken an Embodied Carbon study for the Proposed Development (see Appendix 7.1). For Brotherton House, the site wide average embodied carbon total (including RICS stages A1-A5, B1-B5 & C1-C4) is 802kgCO_2/m^2.

7.90 For C2 The Birtles, the site wide average embodied carbon total (including RICS stages A1-A5, B1-B5 & C1-C4) is 811kgCO_2/m^2.

7.91 For Alpha House, the site wide average embodied carbon total (including RICS stages A1-A5, B1-B5 & C1-C4) is 817kgCO_2/m^2.

7.92 The average embodied carbon totals for each building are within 3% of the RIBA Climate Change Challenge target for 2025. It is therefore considered that they partially meet the applicable existing and emerging policy requirements but would not fully contribute to decarbonisation in line with policy goals (i.e. consistent with the UK trajectory to achieve net zero by 2050). In line with Table 7.4 this equates to a **Moderate Adverse** effect and is therefore **significant**.

Operational Energy

7.93 The operation of the Proposed Development will result in CO_2eq emissions associated with energy usage for heating, cooling, ventilation, lighting, and electrical equipment, which will therefore result in an increase in emissions compared to the baseline scenario. There will also be carbon emissions associated with unregulated energy, e.g. plug-in equipment such as white goods and small power.

7.94 Energy Use Intensity (EUI) is the benchmark for operational energy used within the RIBA 2030 Climate Challenge. For Brotherton House and C2 The Birtles, TACE have undertaken calculations of the EUI for 1 and 2 bed apartments using the SAP methodology. The average EUI for 2 bed apartments is 33kWh/m^2/annum. This is approximately 5.71% below the RIBA 2030 Climate Challenge residential target for 2030 (35KWh/m^2/annum). The average EUI for 1 bed apartments is 31kWh/m^2/annum. This is approximately 11.43% below the RIBA 2030 Climate Challenge residential target for 2030 (35kWh/m^2/annum).

7.95 For Alpha House, Civic have undertaken calculations of the EUI also using the SAP methodology. The average EUI for apartments is 35kWh/m^2/annum. This is in line with the RIBA 2030 Climate Challenge residential target for 2030 (35kWh/m^2/annum).

7.96 The EUI figures for all buildings achieve the 2030 target for domestic buildings as set out within the RIBA 2030 Challenge (35kWh/m^2/yr). This therefore equates to a **Minor Adverse** Effect, which is **not significant.**

Operational Transport

7.97 The Proposed Development consists of 423 homes in total, across each of the plots. Brotherton house will provide a total of 108 (including 14 disabled bays) car parking spaces, whilst C2 The Birtles will provide 5 disabled parking bays with no additional regular car parking spaces. The Transport Assessment produced for Brotherton House and C2 The Birtles anticipate that the existing level of car ownership demonstrates that 41% of households within the Proposed Development would own one car or van in the household. For Alpha House, the proposals include a parking area consisting of 16 disabled parking bays. The Transport Statement produced for Alpha House anticipate that the existing level of car ownership demonstrates that 44% of households within the Proposed Development would own one car or van within the household. While there will clearly be car movements to and from the Proposed Development with associated CO_2 emissions it is not possible to calculate the overall impact, as it is not known whether the future occupants are likely to have cars and whether the occupiers' driving habits will change as a result of moving to the Proposed Development site. In addition, there are no recognised net zero carbon targets set out for benchmarking transport emissions from the residential development.

7.98 Each of the plots within the Proposed Development occupies a sustainable location, accessible by a range of sustainable travel modes. Each plot is well located for access by active and sustainable travel modes to local amenities at the district centre, including various shops, banking facilities, food outlets and community and health facilities. Furthermore, there are a series of initiatives discussed in the Travel Plans to encourage walking, cycling, public transport and car sharing.

7.99 Therefore, it is considered that in terms of operational transport, the Proposed Development's impacts across each plot are fully consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. Subsequently, in line with the ISEP guidance and Tables 7.3 and 7.4, the effect of the

scheme in relation to operational transport is considered to be **Minor Adverse** which is **not significant**.

Additional Mitigation / Enhancement Measures

7.100 This section describes the measures which are required to mitigate any significant environmental effects with regards to climate change. This should detail mitigation measures which are not designed into the proposals, and which requires a commitment from the applicants to carry out further actions.

Enabling and Construction Phase

7.101 As the predicted effect is Moderate Adverse for the Enabling and Construction Phase, additional mitigation or enhancement measures have been considered.

7.102 More detailed and accurate Whole Life Carbon Assessments will be undertaken as the designs for the buildings are developed as part of the construction stage design, with a commitment of aligning with the RIBA 2030 Climate Challenge target for construction.

7.103 Options will be considered at this next stage of design to reduce the embodied carbon totals down as much as feasibly possible, through the development of a Construction Embodied Carbon Management Strategy. Additional measures to be considered include:

- Consideration of alternatives for the structural frame, such as Light Gauge Steel Frames (LGSF) for apartment blocks and timber frames for town houses.

- Inclusion of cement replacement (GGBS) within the concrete mix for the substructure, the superstructure and ground floor. This would significantly reduce the embodied carbon associated with these elements. The application of the recommended rates of cement replacement will be subject to review at a later stage by the structural engineers for the scheme.

- Reducing site reliance upon high carbon diesel fuel during the construction stage (through the acquisition of a grid electricity connection, or the use of diesel alternatives / on-site renewables to minimise diesel requirements). This would significantly reduce the embodied carbon associated with the construction site impacts. In addition, targeting low effective construction waste totals, and a high degree of waste segregation and diversion from landfill, to maximise lower carbon will also assist in reducing the impact of the site construction phase.

- Utilising materials containing a recycled content reduces the need for raw material extraction and processing, consequently lowering carbon emissions. Further steps to specify reused or higher recycled content products or materials could be made for the external walls and internal blockwork walls, through exploring initiatives such as using reclaimed bricks and blocks containing cement replacement. The use of unfired bricks for the external and non-bearing internal walls could also be investigated as these contain significantly less embodied carbon than standard clay bricks.

- Review of specific finish products to explore increasing the duration of the service life of the finishes specified. This emphasises the importance of optimising the finishes specification by modelling and comparing products, verified using EPDs, to ensure long lasting and durable products are selected.

- The significant contribution of Mechanical, Electrical and Public Health (MEP) systems carbon emissions to Embodied Carbon for the Proposed Development is influenced by several factors. The MEP equipment is often replaced multiple times over the building's lifespan, and therefore maintenance, replacement, and other emissions such as refrigerant leakage, can massively increase the contribution of services equipment to a building's embodied carbon footprint. Prioritising passive design solutions, such as natural ventilation and the optimisation of building orientation alongside effective shading strategies can minimise the reliance on mechanical and electrical components. Identifying and selecting durable equipment which provides a greater service life, to reduce through-life maintenance requirements should also be considered as the design progresses. Additionally, any further rationalisation of wiring, pipework, ducting extent would help to reduce the total impact of this element.

- Without exact information default assumptions have been applied to the MEP elements at this time, during the remaining design and construction stages, where the service design is further progressed and manufacturers can provide documentation showing their products are guaranteed for a longer period than specified, these assumptions can be amended to reduce the emissions associated with replacement. This will provide a much more accurate overview of the emissions associated of their systems, and their service life.

The Completed and Operational Development

7.104 The predicted effect is not significant for operational energy, and there are no additional mitigation or enhancement measures required.

7.105 For operational transport, the predicted effect is not significant, and additional mitigation is proposed through the further development and implementation of a Travel Plan for the scheme.

7.106 A framework travel plan has been produced by Curtins for each plot to encourage sustainable transport practices and reduce transport emissions associated with the development. As confirmed in the report, the objectives of the Travel Plan include:

- To increase the level of walking to and from the site;
- To increase the level of cycling to and from the site;
- To increase the level of public transport use to and from the site;
- To encourage car sharing and shared transport to and from the site;
- To encourage uptake of Ultra Low and Zero Emission vehicles.

7.107 The plan proposed several further measures, this includes appointment of a Travel Plan Coordinator, provision of Welcome Packs to all residents which will comprise communications to promote active and sustainable travel, provision of a car club and monitoring over the five-year life of the plan.

Summary of Residual Effects and Mitigation Measures

7.108 In line with best practice guidance, mitigation measures for reducing CO_2eq emissions during the Enabling and Construction Phase have already been incorporated into the design of the scheme, therefore residual effects are per those previously identified.

Table 7.5: Residual Effects Summary

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
Construction – Brotherton House					
Embodied CO_2eq emissions	Adoption of efficient design with minimum material usage	Moderate Adverse (Significant)	More detailed appraisal of options and reduction of embodied carbon through a Construction Embodied Carbon Management Strategy	Construction Embodied Carbon Management Strategy secured by Condition	Minor Adverse (Not Significant)
Construction –C2 The Birtles					
Embodied CO_2eq emissions	As above				
Construction – Alpha House					
Embodied CO_2eq emissions	As above				
Completed and Operational – Brotherton House					
Energy & Transport CO_2eq emissions	Application of the Energy Hierarchy. Installation of ASHP & PV panels. Provision of EV charging stations. Installation of sufficient cycle infrastructure and facilities.	Minor Adverse (Not Significant)	Development and Implementation of the Travel Plan	By design (within Energy Strategy) Appointment of the Travel Plan Coordinator Monitoring over the first 5 years.	Minor Adverse (Not Significant)
Completed and Operational - C2 The Birtles					
Energy & Transport	As above				

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
CO_2eq emissions					
Completed and Operational – Alpha House					
Energy & Transport CO_2eq emissions	As above				

Summary of Residual Effects and Mitigation Measures

7.109 Best practice guidance recommends that the Proposed Development is assessed against whether its greenhouse gas emissions align with the UK's path towards net zero carbon by 2050. RIBA have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050.

7.110 Initial modelling of embodied carbon emissions has been undertaken which shows a Moderate Adverse effect on climate change, which is significant. However, through a commitment to achieving the RIBA 2030 Climate Challenge target as part of a Construction Embodied Carbon Management Strategy prepared during the construction stage design, the effect is reduced to Minor Adverse, **not significant**.

7.111 Initial calculations of operational energy across the site indicates a Minor Adverse effect on climate change, which is **not significant.**

7.112 Operational transport emissions predominantly through resident's car trips, are predicted to have a Minor Adverse effect on climate change, which is **not significant**.

Assessment of Cumulative Effects

Inter-Cumulative Effects

7.113 Cumulative climate change effects from other developments have not been assessed. In line with ISEP (2022) guidance[3] an inter-development cumulative effects assessment has not been undertaken on a specific cumulative scheme basis; however, the Proposed Development's GHG emissions have been considered in the context of national net zero targets, in accordance with the methodology and best practice guidance. As such, the cumulative contributions of other GHG sources that make up the national and local contexts have been considered within the assessment.

[3] ISEP (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance (2nd Edition)

Part B Climate Change Resilience Risk Assessment

Assessment Methodology and Significance Criteria

7.114 In accordance with the 2017 EIA regulations, Part B of this chapter addresses the vulnerability of the project to climate change (climate change resilience) in line with ISEP (2020) EIA Guide to: Climate Change Resilience & Adaptation.

Identification of the Study Area

7.115 The study area for the climate change resilience assessment is the Proposed Development itself. Assessment of the wider development project has been scoped out as it is not possible to undertake a meaningful assessment at this stage. Assessment will be undertaken as the individual applications are made. It is assumed that the wider Development Project (i.e. within the wider Development Framework) will apply the same climate adaptation principles as individual applications come forward.

Desk-based Data

7.116 The following information has been used to inform the Climate Change Resilience Risk Assessment:

- Flood Risk Assessment and Drainage Strategy;
- Ecological Assessment;
- Concept architectural, structural, drainage and landscape drawings;
- Phase II Geo-Environmental Site Assessment;
- Design and Access Statement.

7.117 Workshops with the design teams for the Proposed Development were held to run through the climate resilience assessment and to identify inherent and additional mitigation measures.

Identification of Sensitive Receptors

7.118 For the Climate Change Resilience Risk Assessment, receptor groups are identified, and their sensitivity is determined based on the susceptibility of the receptor (e.g. ability to be

affected by a change – low, medium or high) and the vulnerability of the receptor (i.e. potential exposure to a change – low, medium or high).

- Low susceptibility: receptor has the ability to withstand/not be altered much by the projected changes to the existing/prevailing climatic factors (e.g. retain much of its original function and form).
- Moderate susceptibility: receptor has some limited ability to withstand/not be altered by the projected changes to the existing/prevailing climatic conditions.
- High susceptibility: receptor has no ability to withstand/not be substantially altered by the projected changes to the existing/prevailing climatic factors.
- Low vulnerability: Climatic factors have little influence on the receptors.
- Moderate vulnerability: receptor is dependent on some climatic factors but able to tolerate a range of conditions.
- High vulnerability: receptor is directly dependent on existing/prevailing climatic factors and reliant on these specific existing climate conditions continuing in future or only able to tolerate a very limited variation in climate conditions.

7.119 Table 7.6 identifies how the sensitivity of receptors is determined.

Table 7.6 Climate Resilience – Sensitivity of Receptors

	1 (Low vulnerability)	2 (Moderate vulnerability)	3 (High vulnerability)
1 (Low susceptibility	1 (Low sensitivity)	2 (Low sensitivity)	3 (Moderate sensitivity)
2 (Medium susceptibility)	2 (Low sensitivity)	4 (Moderate sensitivity)	6 (High sensitivity)
3 (High susceptibility)	3 (Moderate sensitivity)	6 (High sensitivity)	9 (High sensitivity)

Characterisation of Effect

7.120 Magnitude has been determined based on a combination of likelihood (the chance of the effect occurring over the lifespan of the project if the risk is not mitigated) and consequence (which will reflect the geographical extent of the effect or the number of receptors affected, the complexity of the effect, degree of harm to those affected and the duration, frequency and reversibility of effect).

- Very Low likelihood: The event may occur once during the lifetime of the project
- Low likelihood: The event may occur once or on limited occasions during the lifetime of the development.
- Moderate likelihood: The event may occur limited times during the lifetime of the development.
- High likelihood: The event will occur on several occasions during the lifetime of the development.
- Very high likelihood: The event occurs multiple times during the lifetime of the development e.g. approximately annually.
- Low consequence: Minor disruption to business operations / no risk to building occupants / no damage to buildings / infrastructure.
- Moderate consequence: Some disruption to building operations / slight risk to building occupants / slight damage to buildings / infrastructure.
- High consequence: Major disruption to business operations / risk to building occupants / significant damage to buildings / infrastructure.

7.121 Table 7.7 identifies how the magnitude of effects is determined.

Table 7.7 Climate Resilience – Determining Magnitude

	1 (Low consequence)	2 (Moderate consequence)	3 (High consequence)
1 (Very low likelihood)	Negligible	Negligible	Negligible
2 (Low likelihood)	Minor magnitude	Minor magnitude	Moderate magnitude
3 (Moderate likelihood)	Minor magnitude	Moderate magnitude	Major magnitude
4 (High likelihood)	Moderate magnitude	Major magnitude	Major magnitude
5 (Very High likelihood)	Moderate magnitude	Major magnitude	Major magnitude

Significance Criteria

7.122 The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. The Impact Significance Matrix is set out in Table 7.8.

Table 7.8 Climate Resilience – Determining Significance

Magnitude	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Major	Significant	Significant	Significant
Moderate	Significant	Significant	Not significant
Minor	Significant	Not significant	Not significant
Negligible	Not significant	Not significant	Not significant

Assumptions/Limitations

7.123 The assessment of the impacts of climate change on the Proposed Development is based on assumptions about the future effects of climate change. The climate change predictions used within the climate resilience assessment are based on the most recent UK Climate Projections published in 2018 (UKCP18) developed by the UK Climate Impacts Programme (UKCIP). These assume a high emissions scenario (worst case).

Baseline Conditions

7.124 The existing baseline for the climate change resilience assessment is the current climate in the location of the Proposed Development. Historic climate data obtained from the Met Office website (accessed September 2025) recorded by the closest meteorological station to the Proposed Development with comparable data (Rochdale Station) for the 30-year climate periods of 1961-1990 and 1991-2020 is summarised in Table 7.9 below and shows an increase in the average annual maximum daily temperature.

7.125 **Table 7.9 Historic Climate data recorded by the closest meteorological station (Rochdale)**

Climate Period	**1961-1990**		**1991-2020**	
Climatic factor	**Month**	**Figure**	**Month**	**Figure**
Average annual maximum temperature (°C)	-	12.3°C	-	13.13°C
Warmest month by maximum temperature (°C)	July	19.26°C	July	20.01°C
Coldest month by maximum temperature (°C)	January / February	5.97°C	January	6.93°C
Mean annual rainfall levels (mm)	-	1135.75mm	-	1197.22mm
Wettest month on average (mm)	December	120.37mm	December	138.88mm
Driest month on average (mm)	April	68.25mm	May	65.68mm

7.126 The Met Office website (accessed September 2025) confirms that past severe weather events in the last 5 years have included heatwaves, severe flooding, severe winter weather with significant snowfalls, and storm and high wind events.

7.127 UK Climate Projections published in 2018 (UKCP18) have been developed by the UK Climate Impacts Programme (UKCIP) to provide projections for future climatic scenarios and trends. The Table below provides a summary of predictions for summer and winter changes by the 2070s (Met Office, 2018).

Table 7.10 Future climate estimates under a high emission scenario (England)

Summer rainfall change	Winter precipitation change	Summer temperature change	Winter temperature change
57% drier to 3% wetter	2% drier to 33% wetter	1.1 °C warmer to 5.8 °C warmer	0.7 °C warmer to 4.2 °C warmer

Embedded Mitigation

7.128 A number of measures for reducing the potential impact of climate change on the Proposed Developments have been 'embedded' into the development to ensure it is climate change resilient.

7.129 The embedded mitigation measures are as follows:

- The post development surface water discharge rates will be designed for an increase in the rainfall intensity of 45% for the 1 in 30-year and 1 in 100-year storm events respectively to allow for climate change;
- SUDS suitable for implementation for Alpha House include:
    - Green Roof (in the form of a landscaped roof top garden)
    - Tanked/ Piped systems
- SUDS suitable for implementation for Brotherton House include:
    - Permeable Paving
    - Attenuation Tanks
    - 450mm UU Sewer

- SUDS suitable for implementation for C2 The Birtles include:
    - Raingardens
    - Permeable Paving
    - Attenuation Tanks
    - Local Combined Sewer
- Building and roofs for the Proposed Developments have been designed against the risk of high winds and for snow loads (in line with Eurocodes);
- Weather rated louvres will provide protection from high winds;
- For each of the plots there will be tree planting to deflect and divert wind from pedestrian areas and provide shelter;
- Access control within Alpha House will be present on apartment doors with safety features; all apartment front doors will have closers;
- For Brotherton House and C2 The Birtles most external doors will include door closure and stops;
- Overheating analysis has been completed for the Proposed Developments, demonstrating compliance with Part O and future weather files;
- Mechanical Ventilation with Heat Recovery (MVHR) units have been specified for the Proposed Developments with the ability to boost, further increasing the rate of ventilation;
- Street tree planting will help to cool the area down and provide shading throughout the Proposed Developments;
- The proposed landscaping scheme includes areas of habitat creation with native hedgerow around the perimeter of plots;
- External fabric is to be designed as a weathertight structure, mostly clad in brick with limited areas of metal rainscreen cladding across each plot;

- The use of sound detailing and specification of robust materials which weather with time will minimise the risk of damage to building fabric and services across the plots;
- Air intake and exhaust positions will be designed to protect from water ingress where possible with weatherproof louvres. Across each plot, the louvres are recessed from facing brickwork.
- Low water use sanitary fittings and appliances, shared facilities specified where appropriate to minimise water demand;
- Pulsed output water meters to be installed for overall building across each plot, whilst every apartment unit will have a water meter;
- Foundations will be piled into mudstone to mitigate against ground swell and changes to volume for each plot;
- For Brotherton House and C2 The Birtles, the ground make-up is clay above mudstone.
- Design life of the building is 60 years. Roof and external wall materials will have a service life minimum of 40 years;
- Materials have been chosen to maximise durability.

Assessment of Likely Significant Effects

Enabling and Construction Phase

7.130 Given the short timescale for the construction phase (100-115 weeks) and its temporary nature, it is not considered that there will be any significant effects associated with the construction phase in relation to the climate change resilience assessment. Therefore, this assessment considers the operation of the completed development only.

The Completed and Operational Development

7.131 Table 7.11 for the Proposed Development identifies the potential impacts associated with climate change, the receptors affected (and the sensitivity of those receptors), the magnitude of the impact (likelihood and consequence of impact) and the overall significance (based on mitigation already incorporated).

Table 7.11 Climate Resilience Assessment

Hazard	Impact	Embedded Mitigation	Receptor	Likelihood	Consequence	Magnitude	Significance
Increased flooding	Rising flood levels can cause inundation of buildings. Infrastructure could also be affected. The development site falls wholly within Flood Zone 1 (Low Risk). Areas of high surface water flooding are located predominantly in the centre of the site and associated with existing buildings, however the majority of the site is classified as low risk. There is a medium to low risk of flooding from groundwater. The site is not at risk of flooding from any other source (see the FRA produced by AJP for Alpha House). For Brotherton House /C2 The Birtles there are some areas of medium to high risk of surface water flooding (see the FRA produced by CIVIC for Brotherton House and C2 The Birtles).	The post development discharge rates will be designed for an increase in the rainfall intensity of 45% for the 1 in 30-year and 1 in 100-year storm events respectively to allow for climate change. SUDS included across the site (Alpha House); -Green roof - Tanked/ Pipe systems SUDS included across the site (Brotherton House and C2 The Birtles); - Permeable Paving - Attenuation Tank - 450mm UU sewer	Buildings and infrastructure (Moderate sensitivity)	1	3	Negligible	Not Significant

Hazard	Impact	Embedded Mitigation	Receptor	Likelihood	Consequence	Magnitude	Significance
Increased likelihood of storms (high winds)	High winds can result in a risk of structural damage to buildings and reduction of mechanical ventilation capacity.	Buildings and roofs designed to account for the risk of high winds (in line with Eurocodes). Weather rated louvres will provide protection.	Buildings and infrastructure (Moderate sensitivity)	1	2	Negligible	Not Significant
	High winds may cause a risk to occupants' safety in public realm	Entrance is set back and covered Mews planting is set back Provision of new trees to deflect / divert wind from pedestrian areas and provide shelter across all plots.	Public realm users (Moderate sensitivity)	1	2	Negligible	Not Significant
	Risk to the safety of building occupants from doors slamming.	Access controls on apartment doors with safety features All apartment front doors will have closers within Alpha House. Most external doors within Brotherton House and C2 The Birtles will include door closure and stops.	Building occupants (Moderate sensitivity)	1	2	Negligible	Not Significant
More extreme heat and cold events, and greater temperature variation	Extremes of temperature may result in building services being unable to maintain thermal comfort levels and could affect people living in the homes.	Overheating analysis completed, the project complies with Part O. Design includes deep reveals to limit solar gains. The Mechanical Ventilation with Heat Recover (MVHR) system has the ability to boost further to increase rate of ventilation. The overheating study for Brotherton House and C2 The Birtles included assessment against future weather files. It demonstrated that 3 flats need additional fans and comfort cooling for compliance.	Building occupants (Moderate sensitivity)	3	2	Moderate	Significant
	Extreme external temperatures could affect users of public realm.	Street tree planting will help to cool the area down and provide shading.	Users of public realm (Moderate sensitivity)	2	2	Minor	Not Significant

Hazard	Impact	Embedded Mitigation	Receptor	Likelihood	Consequence	Magnitude	Significance
	Extreme cold events may lead to plant failure due to freezing or defrost cycles	There is localised plant which reduces risk of plan failure. The building fabric will exceed Part L, which will help to reduce heating loads as far as possible. Designed in line with CIBSE guidance (-40C)	Buildings and infrastructure (Moderate sensitivity)	1	2	Negligible	Not Significant
	Landscape planting and existing habitats and species may be affected by extreme temperatures. drought and precipitation.	Proposed landscape planting designed to account for extremes of temperature and precipitation events (native or climate resilient). The proposed landscaping scheme includes areas of habitat creation- native hedgerow around perimeter for all plots.	Planting, Habitats & Species (Moderate sensitivity)	2	2	Minor	Not Significant
Wetter winters (including increased moisture and driving rain)	Increased moisture and rain may cause damage to building fabric and services.	For Alpha House, the external fabric will be designed as a weathertight structure, completely clad in brick. For Brotherton House and C2 The Birtles, the external fabric will be designed as a weathertight structure, mostly clad in brick with limited areas of metal rainscreen cladding. Roof and external wall materials will have a design life of a minimum of 40 years. The use of sound detailing and specification of robust materials which weather with time will minimize the risk of damage to building fabric and services. Air intake and exhaust positions will be designed to protect from water ingress where possible, weatherproof louvres will be recessed back from facing brickwork.	Buildings and infrastructure (Moderate sensitivity)	1	2	Negligible	Not Significant

Hazard	Impact	Embedded Mitigation	Receptor	Likelihood	Consequence	Magnitude	Significance
	Increased rate of run-off risks of system inundation leading to localised flooding, as above.	See above For Alpha House, discussions have taken place with United Utilities regarding designed in flexibility for stub connection for future surface water drainage system outside site boundary.					
More drought events (including reduced summer rainfall)	Reduced rainfall may decrease the amount of water available for development.	Low water use sanitary fittings and appliances, shared facilities specified where appropriate to minimise water demand. The Muse minimum standard for water consumption is 95l/person/day. A supply meter will be provided with pulsed outputs. In addition, every unit will have a water meter.	Building occupants (Moderate sensitivity)	2	2	Minor	Not Significant
	Drying soils could result in structural damage to buildings. Ground make up is mostly mudstone as detailed within the Geo-Environmental Site Assessment.	Structural engineers will ensure design of foundations is mitigated against the risk of ground shrinkage. Foundations will be piled into mudstone to mitigate against ground swell / changes to volume Suspended ground floor slab.	Buildings and infrastructure (Moderate sensitivity)	1	3	Negligible	Not Significant
	Landscape planting, species and habitats may be affected by drought, as detailed above.	See above					
Warmer summers and increased solar radiation	Increased temperatures within buildings may result in building services being unable to maintain thermal comfort levels as above.	See above					

Hazard	Impact	Embedded Mitigation	Receptor	Likelihood	Consequence	Magnitude	Significance
	Extreme external temperatures could affect users of public realm as above.	See above					
	Solar radiation may reduce the durability of roof and external wall materials.	Materials have been chosen to maximise durability. Design life of building is 60 years. Roof and external wall materials will have a service life of a minimum of 40years.	Buildings and infrastructure (Moderate sensitivity)	1	2	Negligible	Not Significant
	Drying soils could result in structural damage to buildings, as above.	See above					
	Landscape planting, species and habitats may be affected by heat, as detailed above.	See above					
More precipitation e.g. rain and snow	Increased rate of run-off risks of system inundation leading to localised flooding, as detailed above.	See above					
	Damage to building fabric and services resulting from water ingress and heavy snow	Roofs fully designed for snow loads (in line with Eurocodes). Intake and exhaust positions will be designed to protect from water ingress where possible.	Buildings and infrastructure (Moderate sensitivity)	2	2	Minor	Not Significant

Additional Mitigation/ Enhancement Measures

7.132 This section describes the measures which are required to mitigate any significant environmental effects with regards to Climate Resilience. This details mitigation measures which are not designed into the proposals, and which requires a commitment from the applicants to carry out further actions.

Completed and Operational Development

7.133 Additional mitigation to be included is as follows:

- Dynamic thermal modelling has been completed at design stage for Brotherton House and C2 The Birtles to assess the development's performance under a projected climate change environment, using predicted future weather files. This modelling was carried out for each plot of the Proposed Development in accordance with the Chartered Institution of Building Services Engineers (CIBSE) TM59[4] methodology, demonstrating compliance with Part O of Building Regulations. The results have informed that to meet compliance with future weather files (2050 and 2080), comfort cooling may be necessary for the apartments which fail to meet the overheating criteria. Flexibility will be included so that cooling could be added to the MVHR units when they need replacement..

- For Alpha House, additional dynamic thermal modelling is to be undertaken at the detailed design stage to assess the design for a projected climate change environment using predicted future weather files. This will be undertaken as part of CIBSE TM59 calculations, required to comply with Part O of the Building Regulations. Ventilation and heating plant selection will be adaptable based on projected future temperatures.

Summary of Residual Effects and Mitigation Measures

7.134 In line with best practice guidance, several mitigation measures for minimising hazards that may impact upon the Proposed Development as a result of climate change have already been incorporated into the design. The additional mitigation measures proposed above will reduce the risk of building services being unable to maintain thermal comfort levels, thus reducing this effect to Minor Adverse which is **not significant**.

[4] CIBSE Technical Memorandum 59: Design methodology for the assessment of overheating risk in homes (2017)

Table 7.12: Residual Effects Summary Alpha House, Brotherton House & C2 The Birtles

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
	Completed and Operational				
Risk of rising Flood Levels/ increased rate of run-off causing inundation	Post development discharge rates designed for an increase in the rainfall intensity of 45% for the 1 in 30-year and 1 in 100-year storm events respectively SudS included across Alpha House through green roof and tanked/piped systems. SudS included for Brotherton House through permeable paving, attenuation tank and 450mm UU sewer. SudS included across C2 The Birtles through raingardens, permeable paving, attenuation tanks and a local combined sewer.	Negligible Not Significant	N/A	Building and Site Design in accordance with the Drainage Design drawings, which will be secured via condition	Negligible Not Significant
High winds resulting in a risk of structural damage and reduction in mechanical ventilation capacity	Design of buildings and roofs mitigated against the risk of high winds (in line with Eurocodes) Weather rated louvres to provide protection against the risk of high winds.	Negligible Not Significant	N/A	Building design in accordance with the Structural, Architectural and Mechanical Design drawings, which will be secured via condition	Negligible Not Significant
Risk to occupants' safety in public realm	Entrance to plots is set back and covered. The designs of each plot include the provision of new trees to deflect and divert wind from pedestrian areas to provide shelter.	Negligible Not Significant	N/A	Site Design	Negligible Not Significant

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
Risk to the safety of building occupants from doors slamming	Access controls on apartment doors with safety features and closers for Alpha House. For Plots Brotherton House and C2 The Birtles, most external doors will include door closure and stops.	Negligible Not Significant	N/A	Building Design	Negligible Not Significant
Extremes of temperature may result in building services being unable to maintain thermal comfort levels.	On all plots MVHR units are present in each apartment with the ability to boost to increase the rate of ventilation to each apartment. Initial overheating analysis completed, for Alpha House. Overheating analysis has also been completed for Brotherton House and C2 The Birtles including future weather files. Street tree planting will help to cool the area down.	Moderate Adverse Permanent Significant	For Alpha House, additional dynamic thermal modelling will be undertaken at the detailed design stage to assess the design for a projected climate change environment using predicted future weather files in line with TM59 requirements. Ventilation & heating plant selection will be based on projected future temperatures. For Brotherton House and C2 The Birtles, 3 apartments may need additional fans/ comfort cooling for compliance. Flexibility to be built in so this could be added to the MVHR units when they need replacement.	Secured by Building Design and to comply with Part O (Building Regulations)	Minor Adverse Permanent Not Significant
Extreme external temperatures could affect users of public realm.	Street tree planting will help to cool the area down and provide shading.	Minor Adverse Permanent Not Significant	N/A	Site design	Minor Adverse Permanent Not Significant
Extreme cold events may lead to plant failure due to freezing or defrost cycles.	Building Fabric exceeds Part L to reduce heating loads as far as possible. Designed in line with CIBSE guidance (-40C)	Negligible Not Significant	N/A	Building Design and to comply with Part L (Building Regulations)	Negligible Not Significant

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
Landscape planting and existing habitats and species may be affected by extreme temperatures, drought and precipitation.	Native hedgerows have been specified as a recommendation and are included within the planting specification for climate resilience.	Minor Adverse Permanent Not Significant	N/A	Site Design	Minor Adverse Permanent Not Significant
Increased moisture and rain may cause damage to building fabric and services.	External fabric is designed as a weather tight structure. Roof and external wall materials with design life of a minimum of 40 years. The use of sound detailing and specification of robust materials which weather with time will minimise the risk of damage to building fabric and services. Air intake and exhaust positions will be designed to protect from water ingress where possible with weatherproof louvres. The louvres are recessed back from facing brickwork.	Negligible Not Significant	N/A	Building Design	Negligible Not Significant
Reduced rainfall may decrease the amount of water available for development	Low water use sanitary fittings in line with Muse minimum standard of 95l/person/day will be specified. Across each plot, a supply meter will be provided with pulsed outputs. In addition, every unit will have a water meter.	Minor Adverse Permanent Not Significant	N/A	Building Design	Minor Adverse Permanent Not Significant

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance
Drying soils / subsidence / ground movement could result in structural damage to buildings. Ground make up mostly mudstone and clay.	Structural engineers will ensure design of foundations is mitigated against the risk of ground shrinkage. Foundations will be piled into mudstone to mitigate against ground swell / changes to volume Suspended ground floor slab.	Negligible Permanent Not Significant	N/A	Site & building design	Negligible Not Significant
Solar radiation may reduce the durability of roof and external wall materials.	Materials will be chosen to maximise durability across each plot. Design life of building is 60 years. Roof and external wall materials, with the recommended service life of a minimum of 40 years.	Negligible Permanent Not Significant	N/A	Building Design	Negligible Not Significant

7.135 A number of possible effects of climate change have been identified which may have an impact on the Proposed Development. These include possible impacts on building occupants, users of the public realm and the public realm and buildings themselves. Measures have been and will be incorporated into the design of the Proposed Development to minimise these effects. As a result of these embedded mitigation measures, most of the possible effects identified are either negligible or Minor in magnitude.

7.136 The only potential significant effect in relation to the effects of climate change on the Proposed Development (before the provision of additional mitigation measures) is the possibility for extreme temperature events to cause overheating within the homes, and the potential effect on residents.

Summary of Residual Effects and Mitigation Measures

7.137 The residual effects are either negligible or Minor Adverse. The following additional measures are proposed (to comply with Building Regulations):

- Additional dynamic thermal modelling to be undertaken at the detailed design stage for Alpha House to assess the design for a projected climate change environment using predicted future weather files in line with TM59 requirements. Ventilation and heating plant selection will be based on projected future temperatures.

- Future proofing the apartments within Brotherton House and C2 The Birtles, which may need additional fans/ comfort cooling for compliance. This would be added to the MVHR units when they need replacement.

Assessment of Cumulative Effects

Inter-Cumulative Effects

7.138 In relation to climate change resilience, no inter- project cumulative effects are anticipated on the basis that climate change impacts are specific to the development and will not result in impacts to any neighbouring development.

Intra-Cumulative Effects

7.139 There are a number of potential interactions between the future effects of climate change and other topics. For example, the effect of climate change on habitats and species. These have been identified within Table 7.11-7.12 where reference has been made to the

relevant supporting documentation. Based on the climate resilience assessment as detailed within Table 7.13, is not considered that there will be any significant intra-cumulative effects on climate change with regards to the proposed development and any in-combination effects arising from the combined effects for environmental themes.

Conclusions

7.140 Climate Change is a global environmental issue caused by greenhouse gases (GHG) emitted because of human activities. Greenhouse gases include carbon dioxide. Methane, ozone, nitrous oxide, Chlorofluorocarbons (CFCs) and water vapour. As greenhouse gases vary in terms of their impact on climate change, we use a measure known as carbon dioxide equivalent to standardise the climate impact of different greenhouse gases.

7.141 The UK Government has committed the UK to achieve net zero carbon emissions by 2050.

7.142 This chapter looks at greenhouse gas emissions which are likely to be emitted because of the development. This includes:

- embodied emissions from the construction process and materials used throughout the lifespan of the Proposed Development;
- operational emissions from energy consumption during the operation of the Proposed Development (heating, cooling, lighting and other electricity used within the buildings); and;
- operational transport emissions from transport of people who live in the Proposed Development once it is operational.

7.143 This chapter also looks at the impact that the future effects of climate change could have on the Proposed Development.

Summary of Baseline Conditions

7.144 In relation to Part A the impact of the project on climate change, i.e. greenhouse gas emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the site remains in its current condition. The Proposed Development site is situated within an existing urban setting in Wythenshawe Town Centre and currently accommodates a mix of low-rise buildings and associated infrastructure, much of which is proposed for demolition as part of the development. The existing structures are assumed to have limited energy efficiency and no significant low-carbon or renewable

energy systems in place. As such, they form the baseline condition against which the GHG emissions of the Proposed Development as assessed.

7.145 In relation to Part B, the existing baseline for the climate change resilience assessment is the current climate in the location of the Proposed Development. Historic climate data obtained from the Met Office website recorded by the closest meteorological station to the Proposed Development (Rochdale Station) with comparable data, for the 30-year climate periods of 1961-1990 and 1991-2020, shows an increase in the average annual maximum daily temperature.

7.146 The Met Office baseline climate averages for the Northwest England and North Wales District identify gradual warming between 1961 and 2010. Average annual rainfall (mm) has also increased over this period.

7.147 The Met Office website confirms that past severe weather events in the last 5 years have included record breaking heatwaves, severe flooding, severe winter weather with significant snowfalls, and storm and high wind events.

7.148 UK Climate Projections published in 2018 (UKCP18) have been developed by the UK Climate Impacts Programme (UKCIP) to provide projections for future climatic scenarios and trends. The predictions for summer and winter changes by the 2070s, include potentially drier, warmer summers, and warmer, wetter winters.

Summary of Likely Significant Effects

Construction Phase

7.149 Best practice guidance recommends that the Proposed Development is assessed against whether its greenhouse gas emissions align with the UK's path towards net zero carbon by 2050. The Royal Institute of British Architects (RIBA) have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050.

7.150 Initial modelling of embodied carbon emissions has been undertaken which shows a moderate adverse effect on climate change, which is significant. This means that the embodied carbon emissions are in line with the RIBA 2030 Climate Challenge target for 2025, but exceed the target for 2030. However, through a commitment to achieving the RIBA 2030 Climate Challenge target as part of a Construction Embodied Carbon

Management Strategy prepared during the construction stage design, the effect is reduced to Minor Adverse, not significant.

Operational Phase

7.151 Initial calculations of operational energy emissions show a Minor Adverse effect on climate change, which is not significant. This means that the predicted operational energy performance is in line with the target set by RIBA for 2030, and therefore the Proposed Development is in line with measures necessary to achieve the UK's trajectory towards net zero.

7.152 Operational transport emissions predominantly through residents' car trips, are predicted to have a Minor Adverse effect on climate change, which is not significant.

7.153 A number of possible effects of climate change have been identified which may have an effect on the Proposed Development during the Operational Phase. These include possible effects on building occupants, users of the public realm and the public realm and buildings themselves.

Summary of Mitigation and Enhancement Measures

Construction Phase

7.154 Mitigation for reducing the embodied carbon emissions have already been incorporated into the design of the Proposed Development, through adopting the most efficient structural design with minimum material usage as this typically results in the most cost effective and lowest embodied carbon solution.

7.155 The residual effects in relation to embodied carbon emissions are Minor Adverse and not significant.

Operational Phase

7.156 Embedded and additional measures have been and will be incorporated into the design of the Proposed Development to minimise the effects during the operational phase.

7.157 The residual effects in relation to operational energy and operational transport are Minor Adverse and not significant.

Conclusion

7.158 The assessment identifies significant effects in relation to climate change in relation to the embodied carbon emissions. However, no significant effects have been identified in relation to climate change in relation to operational energy or transport.

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- The Met Office (2019) UK Climate Projections: Headline Findings ukcp18-headline-findings-2.pdf (metoffice.gov.uk)
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- TACE (2025) C2 The Birtles Wythenshawe, Energy Statement,
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- UK Green Building Council (2017) Embodied Carbon: Developing a Client Brief
- UK Green Building Council (2019) Net Zero Carbon Buildings
- UK Government - Energy consumption in new domestic buildings 2015 – 2017 (England and Wales) December 2019

8 RESIDUAL EFFECTS AND MITIGATION SUMMARY

Introduction

8.1 This Chapter forms the summary of the Environmental Statement ("ES"), which provides an assessment of the likely significant environmental effects as a result of the Proposed Development on land located within Wythenshawe Town Centre, Manchester. The site is situated within the administrative area of Manchester City Council ("MCC").

8.2 The consultants who have contributed to the preparation of this ES are referenced in the Competency Statement at **Appendix 1.1**, along with information demonstrating their "*expertise to ensure the completeness and quality of the ES*", in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) (amended in 2018).

Availability and Comments

8.3 This ES can be viewed online on MCC's website and at their offices outlined below:

MCC

- www.manchester.gov.uk
- 0161 234 4516
- Planning Building Control and Licensing - Growth and Development, Town Hall Extension, Lloyd Street Manchester M2 5DB
- Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

8.4 Additional copies of the Non-Technical Summary ("NTS") (no charge), ES Volume 1 (£100 plus postage) and the Technical Appendices (£150 plus postage) are available from Asteer Planning LLP, 3rd Floor, Calico, 53-55 Mosley Street, Manchester, Greater Manchester, M2 3HQ. The complete ES can also be obtained in USB for £10 from the same address.

8.5 Comments on the planning application should be sent to MCC's Planning Department.

The Environmental Statement – Scope and Methodology

8.6 In order to determine the scope of the EIA, the EIA Regulations make provision for, but do not require, an applicant to request that the local planning authority (LPA) provide a written

opinion as to the information to be provided within the ES. A request for a Scoping Opinion was submitted on behalf of the Applicant to MCC on the 15th October 2025 (see EIA Scoping Report, **Appendix 2.1**). The request described the site context, the nature and purpose of the Proposed Development, and identified the proposed scope and structure of the EIA for MCC's consideration. Following this, MCC issued their Scoping Opinion on 5th November 2025 (**Appendix 2.2**).

8.7 In summary, MCC agreed to the suggested disciplines and methodology set out in the submitted Scoping Report.

8.8 The following technical topics and an assessment of the associated likely significant environmental effects have therefore been taken forward and assessed within the EIA and are reported in the ES (i.e. 'scoped-in'). These include:

- Socio-economics and Health; and
- Climate Change.

8.9 Each technical Chapter has identified "*likely significant effects*" using an assessment criteria which often, but not always, reflects the relationship between the magnitude or severity of an effect; and the sensitivity, importance or value of the resource or receptor.

8.10 Where necessary, mitigation measures have been proposed to ameliorate effects specific to an environmental theme, many of which are purposely incorporated into the design of the proposals and are highlighted as Embedded (Primary) Mitigation. Further (Secondary) mitigation or enhancement measures have also been proposed where required, which may be subject to appropriate planning conditions or obligations. These are set out in further detail below.

The Application Site Location

8.11 The Proposed Development site is situated within an existing urban setting in Wythenshawe Town Centre. The combined area of the Proposed Development site and the wider DF area extends to 22.97 hectares (ha) (as shown on Figure 2.1), which is bound by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56. Rowlands Way creates an additional north-south route through the eastern portion of the wider Development Project area, connecting Poundswick Lane and Simonsway.

The Proposed Development and Alternatives

8.12 This global ES supports the three separate full planning applications for each plot (Brotherton House, C2 The Birtles and Alpha House) through one singular assessment. Given, the interlinked nature of each application, they are considered to constitute a single project for the purposes of this assessment. Therefore, the 'Proposed Development' as described in this ES collectively refers to the three applications. In addition, it is acknowledged that the proposals are being brought forward following the adoption of the Wythenshawe Civic Development Framework ('DF') (2023). Two of the plots are located within the Wythenshawe Civic DF area (Plot C.2 and 2.1) and the remaining plot (Plot 3.3) is located immediately adjacent to the boundary of the DF area.

8.13 The description of development for each full planning application is as follows:

Brotherton House

- "*Erection of extra care apartments (Use Class C2) older living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings*"

C2 The Birtles

- "*Erection of 81 no. residential apartments (Use Class C3a) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings."*

Alpha House

- *"Erection of residential development (Use Class C3) comprising a part 2, part 6 storey building together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works."*

Consideration of Alternatives

8.14 Where alternatives have been considered, the EIA Regulations state that an ES should "*include a description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects*".

8.15 The main alternatives which the Applicant has considered include:

- The 'No Development' Alternative and Future Baseline.
- Alternative Designs and Site Configuration.

Planning Policy Context

8.16 For the site, the relevant Development Plan comprises:

- Places for Everyone Joint Development Plan (adopted March 2024) (PfE)
- Manchester Core Strategy (adopted July 2012) (addendum added March 2024 following PfE adoption)
- Extant Unitary Development Policies (UDP)
- Greater Manchester Joint Waste DPD (adopted April 2012)
- Greater Manchester Joint Minerals DPD (adopted April 2013).

8.17 Due regard is also had to other material considerations relevant to the proposal including the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

Socio-economics and Health Residual Effects

8.18 A baseline assessment in a defined study area was carried out, to understand the existing socio-economic and health conditions in the area. The findings of this assessment in respect of each receptor is summarised below:

- **Population**: The Immediate and Wider Zones have large working age populations, and larger than average population of under 16s.
- **Deprivation**: Both the Immediate and Wider Zones experience very high levels of deprivation.
- **Housing**: Housing in the Wider Zone is unaffordable, albeit more affordable than national averages. Housing delivery in the Wider Zone has exceeded requirements. A very high proportion on households in the Immediate Zone live in social rented accommodation.
- **Employment and economy**: The Wider Zone has a high unemployment rate, and wages are below average. In the Immediate Zone, occupations tend towards those associated with lower wages and lower skills.

- **Education**: The Immediate Zone has a less qualified population when compared to averages. There is a healthy level of capacity available within local primary and secondary schools.

- **Health and wellbeing**: The health of residents in the Immediate and Wider Zones is lower than regional and national averages. There is a high level of capacity available within local GPs.

- **Open space**: There are some accessibility and quality issues within open spaces in the Immediate Zone.

Summary of Likely Residual Effects

Construction Phase

8.19 Impacts have been modelled for the Proposed Development, and for the wider DF area separately.

8.20 During the construction phase of the Proposed Development, there is not expected to be any significant impacts.

8.21 During the construction phase of the DF, there is expected to be one significant impact, if brought forward in line with the aspirations set out in the development framework:

- Employment and economy: there will be a moderate beneficial impact due to the creation of 458 temporary FTE jobs per annum, and the generation of £164m GVA.

Completed Development

8.22 During the operational phase of the Proposed Development, there are expected to be significant residual impacts on two receptors:

- Deprivation: there will be a moderate beneficial impact on this receptor as the Proposed Development will make improvements across several domains of deprivation.

- Employment and economy: there will be a moderate beneficial impact on this receptor as the Proposed Development will support a total of 41 FTE jobs in the retail and leisure sector, through both on-site employment, and increased residential spending in the local area. The Proposed Development would also support a total GVA of £11m.

8.23 During the operational phase of the DF, there are expected to be significant residual impacts on four receptors if brought forward in line with the aspirations set out in the development framework:

- Population: there will be a moderate beneficial impact on the receptor of population as occupation of the DF would increase the Immediate Zone's population by 6%.
- Deprivation: there will be a major beneficial impact on this receptor as the DF will make improvements across several domains of deprivation.
- Housing: there will be a moderate beneficial impact by adding another 1,350 dwellings to the local housing stock, the delivery of which is equivalent to 4% of the Wider Zone's housing requirements over a ten-year period.
- Employment and economy: there will be a major beneficial impact on this receptor as the DF will support a total of 1,760 FTE jobs, through both on-site employment, and increased residential spending in the local area. The Proposed Development would also support a total GVA of £482m.

Conclusion

8.24 During the construction phase, the Proposed Development is expected to have beneficial, but not significant impacts, in the receptors of employment and economy and education. The DF is also expected to have beneficial impacts on these two receptors, the former of which is expected to be significant.

8.25 During the operational phase, it is anticipated that the Proposed Development will have significant beneficial impacts on the receptors of deprivation and employment and economy. The DF area is expected to have significant beneficial impacts on the receptors of population, deprivation, housing and employment and economy if brought forward in line with the aspirations set out in the development framework:

8.26 Accounting for mitigation and enhancement measures, it is not anticipated that neither the Proposed Development or DF will have any adverse significant impacts.

Climate Change Residual Effects

Summary of Baseline Conditions

8.27 In relation to Part A the impact of the project on climate change, i.e. greenhouse gas emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the site remains in its current condition. The site is situated within an existing

urban setting in Wythenshawe Town Centre and currently accommodates a mix of low-rise buildings and associated infrastructure, much of which is proposed for demolition as part of the development. The existing structures are assumed to have limited energy efficiency and no significant low-carbon or renewable energy systems in place. As such, they form the baseline condition against which the GHG emissions of the Proposed Development as assessed.

8.28 In relation to Part B, the existing baseline for the climate change resilience assessment is the current climate in the location of the Proposed Development. Historic climate data obtained from the Met Office website recorded by the closest meteorological station to the Proposed Development (Rochdale Station) with comparable data, for the 30-year climate periods of 1961-1990 and 1991-2020, shows an increase in the average annual maximum daily temperature.

8.29 The Met Office baseline climate averages for the Northwest England and North Wales District identify gradual warming between 1961 and 2010. Average annual rainfall (mm) has also increased over this period.

8.30 The Met Office website confirms that past severe weather events in the last 5 years have included record breaking heatwaves, severe flooding, severe winter weather with significant snowfalls, and storm and high wind events.

8.31 UK Climate Projections published in 2018 (UKCP18) have been developed by the UK Climate Impacts Programme (UKCIP) to provide projections for future climatic scenarios and trends. The predictions for summer and winter changes by the 2070s, include potentially drier, warmer summers, and warmer, wetter winters**.**

Summary of Likely Residual Effects

Construction Phase

8.32 Best practice guidance recommends that the Proposed Development is assessed against whether its greenhouse gas emissions align with the UK's path towards net zero carbon by 2050. The Royal Institute of British Architects (RIBA) have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050.

8.33 Initial modelling of embodied carbon emissions has been undertaken which shows a moderate adverse effect on climate change, which is significant. This means that the

embodied carbon emissions are in line with the RIBA 2030 Climate Challenge target for 2025, but exceed the target for 2030. However, through a commitment to achieving the RIBA 2030 Climate Challenge target as part of a Construction Embodied Carbon Management Strategy prepared during the construction stage design, the effect is reduced to Minor Adverse, not significant.

Completed Development

8.34 Initial calculations of operational energy emissions show a Minor Adverse effect on climate change, which is not significant. This means that the predicted operational energy performance is in line with the target set by RIBA for 2030, and therefore the Proposed Development is in line with measures necessary to achieve the UK's trajectory towards net zero.

8.35 Operational transport emissions predominantly through residents' car trips, are predicted to have a Minor Adverse effect on climate change, which is not significant.

8.36 A number of possible effects of climate change have been identified which may have an effect on the Proposed Development during the Operational Phase. These include possible effects on building occupants, users of the public realm and the public realm and buildings themselves.

Conclusion

8.37 The assessment identifies significant effects in relation to climate change in relation to the embodied carbon emissions, with all plots exceeding the RIBA 2030 Climate Challenge target by a substantial margin. However, no significant effects have been identified in relation to climate change in relation to operational energy or transport.

Inter-Project and Intra-Project Cumulative Effects

8.38 The ES responds to the requirement in the EIA Regulations to consider and assess if required the cumulative effects of the Proposed Development. Within EIA, cumulative effects are generally considered to arise from inter-project cumulative effects (the combined effects of development schemes which may, on an individual basis be insignificant, but cumulatively, have significant effects).

8.39 The assessment has considered the effects associated with other development schemes identified through the assessment process. No inter project cumulative effects have been identified through the construction or operational stages of the Proposed Development.

8.40 The second category, intra-project cumulative effects, is concerned with the combination of some or all of the effects predicted by the EIA affecting a particular receptor which may collectively cause a change of greater significance than individually. These are referred to as synergistic effects and have been assessed by professional opinion. An example of a synergistic effect could be related to disturbance of archaeological features and release of ground contaminants during construction combining to generate a significant adverse effect affecting a sensitive receptor.

8.41 The EIA has taken into consideration synergistic effects on identified receptors as a consequence of collective actions (refer to **Chapters 6-7**). Constraints and identified sensitive receptors have been considered in detail throughout the Proposed Development's design evolution, including the consideration of proposed site preparation and construction techniques. The aim of this process has been to address the potential for significant adverse effects and ultimately to address significant residual effects in isolation or in-combination (i.e. synergistic effects). The measures identified to address the potential for significant effects have, for the most part, been designed-in to the Proposed Development and considered in the EIA as embedded or designed-in mitigation. As discussed within **Chapter 4: Proposed Development and Alternatives**, the design evolution process has been informed by the site's opportunities and constraints which have helped to refine and structure the scheme. Any measure that is not specifically designed-in feature of the Proposed Development is described as further mitigation measure in the relevant technical chapter and set out below in **Table 8.1** below.

8.42 No intra-project cumulative effects have been identified as part of assessment process.

Summary of Mitigation Measures Identified within the Environmental Statement

8.43 The residual effects of the Proposed Development have been assessed as part of the EIA and can be described as the effects which remain after the implementation of the embedded and any further mitigation measures. The residual effects have been identified for each category in the preceding section and within each technical chapter (**Chapters 6-7**). It is expected that the appropriate mitigation measures will be secured through appropriately worded planning conditions or planning obligation (where required).

Summary of Mitigation Measures

8.44 Table 8.1 below outlines the mitigation and enhancement measures identified within each of the environmental disciplines included within this ES.

8.45 These are application to each application.

8.46 Measures required for the wider DF, will be determined as each application comes forward.

Table 8.1: Summary of Mitigation Measures

Environmental discipline	Measure to avoid, reduce or manage any adverse effects and/or to deliver beneficial effects	How measures would be secured		
		By Design	By S.106	By Condition
Socio-economics and Health – Construction Phase	Compliance with a Construction Environmental Management Plan			X
	Implementation of a Construction Partnership			X
Socio-economics and Health – Completed Development	Implementation of Residential Travel Plan			X
Climate Change – Construction Phase	Construction Embodied Carbon Management Strategy			X
Climate Change – Completed Development	Inclusion of Energy Strategy measures within the design and compliance with Building Regulations	X		X

Conclusions

8.47 The aim of the ES has been to assess the "*likely significant effects*" of the Proposed Development in accordance with the Town and Country Planning Environmental Impact Assessment Regulations 2017. Detailed assessments with respect to pertinent environmental topics have therefore been undertaken in accordance with definitive standards and legislation where available. The ES forms part of the planning application documentation submitted to MCC and will inform their decision making process.

9 GLOSSARY

Above Ordnance Datum (AOD)	The distance above the mean tides at Newlyn, Cornwall.
ABS	Annual Business Survey
Air Source Heat Pump (ASHP)	Low-carbon heating system using heat extracted from the air.
Air Source Heat Pumps Hot Water (ASHPHWs)	Air source heat pumps used specifically to provide hot water.
AQMA	Air Quality Management Area
Baseline	Existing environmental conditions present on, or near a site, against which future changes may be measured or predicted.
Baseline Conditions	The conditions that would pertain in the absence of the proposed project at the time that the project would be constructed/operated/decommissioned. The definition of these baseline conditions should be informed by changes arising from other causes (e.g. other consented developments).
BRES	Business Register and Employment Survey
BS	British Standard
Business as Usual (BAU)	Scenario based on continuation of current policies and practices.
Calculation of Road Traffic Noise (CRTN)	Describes procedures for calculating noise from road traffic.
CEMP	Construction Environmental Management Plan (a documented management system with environmental procedures to monitor residual impacts of the construction and operational phases of the development)
Chartered Institution of Building Services Engineers (CIBSE)	Professional body for building services engineers.
Chlorofluorocarbons (CFCs)	Ozone-depleting and high-GWP gases, now widely banned.
Construction Environmental Management Plan (CEMP)	Plan for managing environmental impacts during construction.

Critical Drainage Areas (CDAs)	Areas where surface water drainage issues increase flood risk.
CTMP	Construction Traffic Management Plan
Cumulative effects	Effects that result from incremental changes caused by other past, present or reasonably foreseeable actions.
DF area	Development Framework area
DfE	Department for Education
Directive	European Commission (EC) Directives impose legal obligations on European Member States. They are binding as to the results to be achieved, but allow individual states the right to decide the form and methods used to achieve the results. An example of this is the EC Air Quality Framework Directive 96/62 that is brought into legal effect in the UK by the Air Quality (England) Regulations (2000).
EA	Environment Agency
Electric Vehicle (EV)	Vehicle powered fully or partly by electricity.
Energy Use Intensity (EUI)	Energy consumed per square metre per year (kWh/m²/yr).
Environmental impact	The total effect of any operation on the surrounding environment.
Environmental Impact Assessment (EIA)	A technique for ensuring that the likely effects of new development on the environment are fully understood and taken into account before the development is allowed to go ahead. It provides a focus for public scrutiny of the project and enables the importance of the predicted effects, and the scope for modifying or mitigating them, to be properly evaluated by the decision-making authority.
Environmental Product Declaration (EPD)	Verified environmental impact data for construction products.
Environmental Statement (ES)	The outcome of the Environmental Assessment presented in a formal document or documents in accordance with EC Directive 85/337. Includes such information that is reasonably required to assess the environmental effects of a development.
EU	European Union
Flood Risk Assessment (FRA)	Site-specific assessment of flood risk for planning applications.
FTE	Full-time equivalent (the numbers of hours and employee works relative to a full-time position)

Furniture, Fixtures & Equipment (FFE)	Movable items within a building that are not fixed permanently.
Global-warming potential (GWP)	A measure of how much heat a greenhouse gas traps compared to CO_2.
Greater Manchester Accessibility Level (GMAL)	Measure of public transport accessibility across Greater Manchester.
Greenhouse Gas (GHG)	Gases that trap heat in the atmosphere and contribute to climate change.
Gross Internal Area (GIA)	Total internal floor area measured to inner wall surfaces.
GVA	Gross Value Added (the value of good and services)
HDT	Housing Delivery Test
Heavy Goods Vehicle (HGV)	Large goods transport vehicle, typically over 3.5 tonnes.
HIA	Health Impact Assessment
IEMA	Institute of Environmental Management and Assessment
IMD	Index of Multiple Deprivation
Immediate Zone	The study area where the impacts of the Proposed Development are anticipated to be greatest
Impact significance	Opinions from a relevant planning authority at an initial stage as to what are the nature and potential scale of the environmental impacts arising from the proposed development and assessing what further studies are required to establish their significance.
Institute of Environmental Management and Assessment (IEMA)	UK professional body for environmental practitioners.
Institute of Sustainability and Environmental Professionals (ISEP)	Professional organisation supporting sustainability and environmental specialists.
Internal Heat Gains (IHG)	Heat produced inside a building from occupants, appliances, and equipment.
IPCC	Intergovernmental Panel on Climate Change
JSA	Jobseeker's Allowance

Low Energy Transformation Initiative (LETI)	Network providing guidance on low-carbon and net-zero buildings.
LPA	Local Planning Authority
LSOA	Lower Layer Super Output Area
MAGIC	Multi-Agency Geographic Information for the Countryside
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
MCC	Manchester City Council
Mechanical Ventilation with Heat Recovery (MVHR)	System providing fresh air while recovering heat from exhaust air.
MHCLG	Ministry of Housing, Communities and Local Government
Mitigating factor	A matter to be taken into account as a benefit to offset any perceived or demonstrable harmful impact.
MSOA	Middle Layer Super Output Area
National Planning Policy Framework (NPPF)	UK Government framework guiding planning decisions.
NE	Natural England
NO2	Nitrogen Dioxide
Non-Technical Summary (NTS)	A summary of the Environmental Statement in non-technical language providing a concise, yet comprehensive summary of the likely effects of the project on the environment.
ONS	Office for National Statistics
OS	Ordnance Survey
Passivhaus Planning Package (PHPP)	Tool to model the energy performance of Passivhaus buildings.
PfE	Places for Everyone
Photovoltaic (PV)	Technology converting sunlight into electricity.
PPG	Planning Policy Guidance
PPG	Planning Practice Guidance

Ramsar	Wetlands of international importance designated under the Ramsar Convention.
Reference Study Period (RSP)	Time period over which lifecycle or carbon assessments are measured.
Residual impacts	Those impacts of the development that cannot be mitigated following implementation of mitigation proposals.
Royal Institute of British Architects (RIBA)	Professional body for architects in the UK.
Royal Institution of Chartered Surveyors (RICS)	Professional body setting standards for surveying, land and property.
SAC	Special Areas of Conservation
Schedule 2 development	Development project types under EIA regulations where EIA is not mandatory in all cases but may be required, depending on the size, nature and scale of the development and the potential for significant environmental effects to arise.
Scoping	An initial stage in determining the nature and potential scale of environmental impacts arising as a result of a development, and an assessment of what further studies are required to establish their significance.
Scoping opinion	A written statement of the opinion of the relevant planning authority as to the information to be provided in the Environmental Statement.
Scoping report	Report submitted prior to an EIA setting out the methods and scope proposed to assess the environmental impacts of a development.
(Sensitive) Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that is affected by an impact.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic
Site of Special Scientific Interest (SSSI)	An area of land which is of special interest for its flora, fauna, geological, geomorphological or physiographical features.
Special Area of Conservation (SAC)	A designated area protecting habitats and species identified in Annexes I and II of the Habitats Directive
Special Protection Area (SPA)	A designated area protecting one or more rare, threatened or vulnerable bird species listed in Annex I of the Birds Directive.
Specific noise	The noise source under investigation.
SPZ	Special Protection Zone
SSP	Shared Socioeconomic Pathway
Strategic Flood Risk Assessment (SFRA)	Local authority study assessing flood risk for planning purposes.
Sustainable Drainage System (SuDS)	Systems that manage surface water sustainably to reduce flood risk.
Transport for Greater Manchester (TfGM)	Body responsible for transport planning and delivery in Greater Manchester.
UK Climate Impacts Programme (UKCIP)	Programme providing climate impact data and tools.
UK Climate Projections 2018 (UKCP18)	Latest climate projection dataset for the UK.
UK Net Zero Carbon Building Standard (UKNZCBS)	A developing UK standard to define and verify net-zero carbon buildings.
Whole Life Carbon (WLC)	Total carbon emissions across a building's entire lifecycle.
Wider Zone	The wider study area which is expected to be impacted by the Proposed Development

Appendix 1.1: Statement of Competency

ES Appendix 1.1 – Statement of Competence

Project:	Wythenshawe Town Centre
Date:	November 2025
Subject:	Details of Competent Experts

1 REQUIREMENTS

1.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 571) require that an Environmental Statement (ES) be prepared by 'competent experts'.

1.2 Section 18, paragraph 5 of the 2017 EIA Regulations states that;

"*In order to ensure the completeness and quality of the environmental statement-*

a) The developer must ensure that the environmental statement is prepared by competent experts; and

b) The environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts."

1.3 The Table below includes details and competencies of the technical personnel contributing to the EIA.

Socio-economics and Health	Nexus Planning	**Fiona Bruce (Principal Analyst), MA (Hons) Geography and International Relations, AIED** Fiona Bruce is a Principal Analyst at Nexus Planning and works in the Analytics & Research unit in the London office. Fiona has over 4 years' experience of assessing socio-economic and human health impacts in the built environment. She has compiled EIA chapters, HIAs and other technical reports for a variety of projects across the UK in relation to residential, commercial and mixed-use developments.
Climate Change	Ridge and Partners	**Susie Sidley (Partner), BSc (Hons) Environmental Science, MA Environment & Business, CEnv, MISEP** Susie Sidley is a Partner at Ridge & Partners LLP and leads the Sustainability Team in the north of England. Susie is a full member of ISEP and a Chartered Environmentalist. She has over 20 years' experience of environmental and sustainability consultancy. She has compiled EIA climate change chapters for a variety of projects including residential, purpose-built student accommodation, industrial / logistics and mixed use.
EIA Coordination	Asteer Planning	**Liz McFadyean (Director), BSc, MA (EIA), MRTPI, PIEMA** Liz is an Associate Partner at Asteer Planning where she heads up the EIA team. Liz has 18 years' experience of EIA project management and is also a Chartered Town Planner. Liz has a wealth of experience in the preparation, co-ordination and management of EIA and is fully conversant with the latest Regulations and best practice guidance. She has experience of working within a range of sectors including residential, commercial, infrastructure and renewable energy. **Josh Thomas (Associate Environmental Planner) BSc, MSc (EIA), AIEMA** Josh is an Associate Environmental Planner with six years' experience as an EIA coordinator. He has experience in all aspects of the EIA process, including preparation of screening opinion requests, carrying out scoping exercises and preparing detailed scoping reports, coordinating EIA specialists including in- house and external specialists and subconsultants, reviewing technical reports, advising clients on environmental planning risks, report writing and providing post-planning advice. Josh has worked on a wide range of projects across a variety of sectors including residential, commercial and infrastructure.

Appendix 2.1 EIA Scoping Report

ASTEER
PLANNING

Environmental Impact Assessment: Scoping Report

Wythenshawe Town Centre

On behalf of Muse Places

October 2025

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Prepared By: Josh Thomas (Associate Environmental Planner)

Reviewed By: Liz McFadyean (Associate Partner)

Version Final

Date: October 2025

1 INTRODUCTION

1.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared on behalf of Muse Places (the "Applicant") in respect of the regeneration proposals for Wythenshawe Town Centre, Manchester. It is proposed that three plots, within the town centre, will be brought forward for residential development and are referred to as follows:

- Plot 3.3 (Brotherton House).
- Plot C2.
- Plot 2.1 Alpha House.

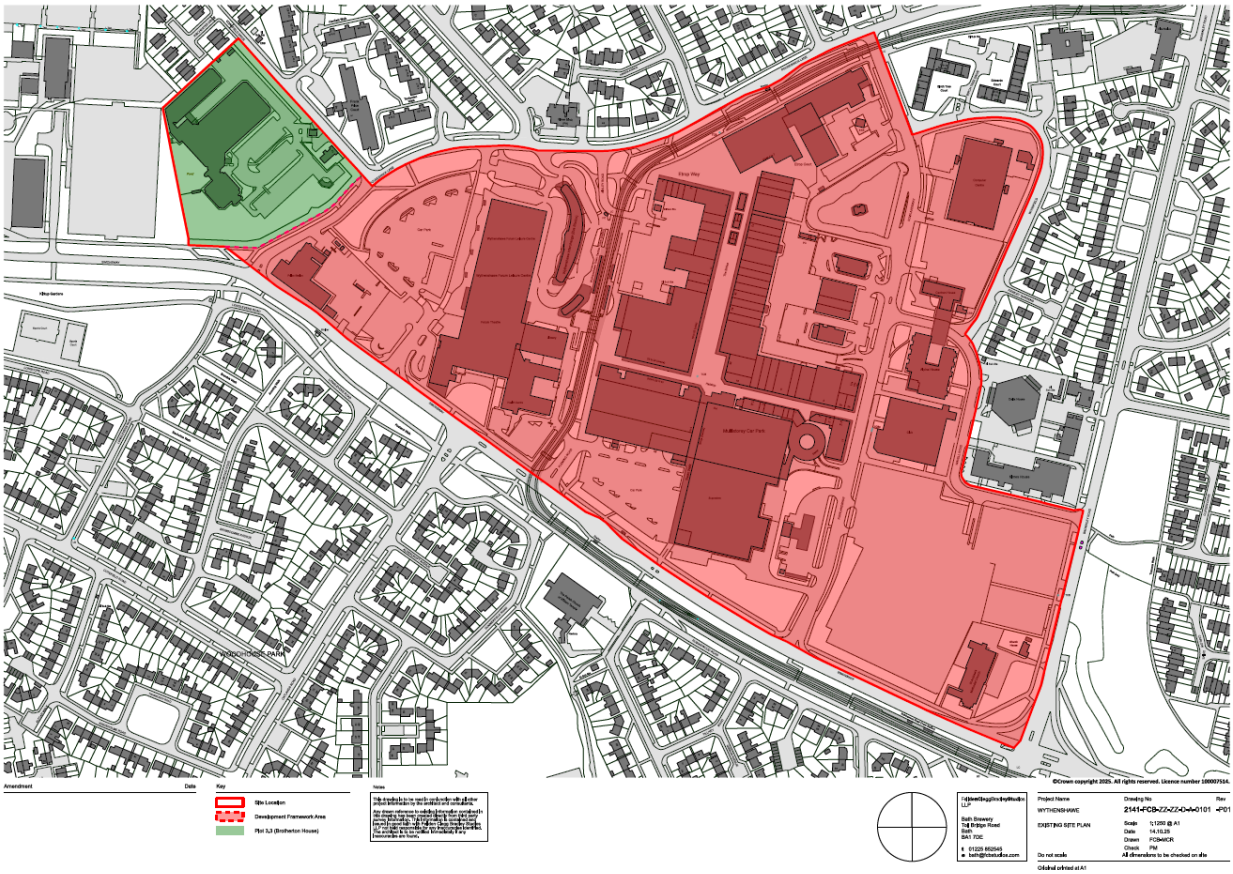
1.2 Each site will be brought forward as separate 'Full' planning applications for residential development and will be submitted to Manchester City Council ('MCC') for determination as the Local Planning Authority ('LPA'). The applications are being prepared following the adoption of the Wythenshawe Civic Development Framework ('DF') (2023) in January 2023. Two of the plots are located within the Wythenshawe Civic DF area (Plot C2 and 2.1) and the remaining plot (Plot 3.3) is located immediately adjacent to the boundary of the DF area.

1.3 To ensure that all likely significant effects are identified and assessed, the EIA identifies and defines the 'development project' for assessment. This is considered to be the DF area, plus Plot 3.3. Therefore, the EIA will assess a much wider area than the proposed application boundaries of each plot. Given the approach to the assessment of likely significant effects, the future Environmental Statement ('ES') will carefully set out the effects and mitigation associated with each plot separately to the effects and mitigation of the whole of the development project. The approach allows for a robust in-combination assessment to be undertaken which considers the effects of each plot proposed for development with the wider DF area. Further details regarding the approach to EIA is provided in Chapter 2 of this report.

1.4 Given the assessment approach, one ES will be prepared to support each separate full planning application for Plot 3.3, Plot C2 and Plot 2.1. As such, the ES and appendices will form one global document relating to each application, which will assess these elements of the proposed redevelopment of the site and the in-combination effects with the wider development framework area.

1.5 For the purposes of the EIA, the 'site' is defined as the area outlined in **Appendix 1** and shown on **Image 1** below, which shows the Wythenshawe Civic DF boundary (containing Plot C2 and Plot 2.1) and the remaining Plot 3.3, outside of this area. As set out above, the individual plots, 3.3, C2 and 2.1 will be assessed within one ES and are referred to collectively in this Scoping Report as the 'Proposed Development' of those individual plots, unless otherwise stated.

Image 1: Wythenshawe Development Framework Boundary (Red) & Plot 3.3 (Green)



1.6 The Scoping Report seeks to agree the content of the forthcoming ES to support the full planning applications for residential development within the site.

1.7 The site is situated within the administrative area of MCC.

1.8 This Scoping Report has been prepared to accompany a formal EIA Scoping Request to MCC under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018)[1].

[1] The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/571).

Requirements of the Environmental Impact Assessment Process

1.9 The EIA process is the mechanism by which development proposals are appraised in terms of environmental and socio-economic criteria in order to provide an assessment of likely significant effects.

1.10 The purpose of the EIA is to establish the baseline condition of the existing site and its surroundings and compare the baseline with the scenario once the proposals are in place, in order to identify the likely significant environmental effects that may arise as a result. This requires consideration of effects during construction, including any demolition or enabling works, and effects once a development is operational together with any cumulative effects. The document produced as a result of the EIA process is known as the ES.

1.11 The procedures for carrying out EIA of a development project are set out within the EIA Regulations 2017 (as amended). The EIA Regulations require that for certain projects, an EIA must be undertaken. Schedule 1 of the 2017 Regulations lists developments that always require EIA. Schedule 2 of the EIA Regulations lists developments that may require EIA if it is considered that they could give rise to significant environmental effects.

1.12 The Proposed Development is not Schedule 1 development, for which EIA would be mandatory. However, developments such as the one proposed are classified as Schedule 2, Class 10 '*Infrastructure Projects'*, Subsection *(b) Urban development project , including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas'*.

1.13 The EIA Regulations identify a series of thresholds for Schedule 2 projects to assist with establishing whether the potential for significant environmental effects exists such that an EIA would be required. The EIA Regulations state that for Urban Development Projects an EIA may be required if:

"*(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."

1.14 The Proposed Development exceeds the thresholds set out above in terms of dwelling numbers and overall area of development. In addition, the EIA Regulations require that any development project falling within the description of a 'Schedule 2 Development', should also be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of factors such as its nature, size or location (Regulation 2b).

1.15 The Applicants intend to submit the future global ES in support of each separate planning application as discussed during pre-application discussions with MCC. This is to determine if there is a likelihood for significant environmental effects, the content or 'scope' of which is set out and discussed throughout this document.

Purpose of the Scoping Report

1.16 This Scoping Report has been prepared to accompany a formal EIA Scoping Opinion request under Regulation 15 of the EIA Regulations 2017. The purpose of the Scoping Opinion request is to seek a formal view from MCC (and other consultees where relevant) on the information to be contained within the ES which will accompany the forthcoming planning applications.

1.17 In accordance with Regulation 15, paragraph 2, this Scoping Report contains:

- A plan sufficient to identify the land (refer to the Site Location plan contained in **Appendix 1**);
- A brief description of the nature and purpose of the development, including its location and quantum (refer to Sections 3 and 4 of this report);
- An explanation of the likely significant effects of the development on the environment and subsequent topics to be 'scoped-in' to the assessment (refer to Sections 7-8 of this report); and
- Such other information or representations as the person making the request may wish to provide or make.

1.18 Specifically, this Scoping Report seeks to identify those likely significant environmental effects which could occur as a result of the Proposed Development and are subsequently proposed to be assessed in the EIA process, and reported within the resultant ES. Discussion and reasoned justification will also be provided within this report on topics which are proposed to be 'scoped out' of the EIA process.

1.19 This Scoping Report is submitted to MCC as part of the formal request for a Scoping Opinion and we welcome comment on the proposed scope and content of the ES from MCC and other consultees that they wish to nominate, in accordance with Regulation 15.

1.20 It is requested that the Applicant is informed of those consultees who are notified of this Scoping Request.

The Environmental Assessment Team

1.21 The ES will be compiled using a wide range of source with inputs from competent experts. The organisations and their roles in the project team are listed in Table 1 below.

Table 1: The Environmental Assessment Team

Discipline	Organisation
EIA Project Management	Asteer Planning
Socio economics and Health	Nexus Planning
Climate Change	Ridge

Structure of the Scoping Report

1.22 The remainder of this EIA Scoping Report is divided into the following Sections:

- **Section 2: Topics to be 'scoped in' and content of the ES**
    - Each proposed environmental topic to be considered in the ES.
- **Section 3: EIA Methodology**
    - A summary of the relevant EIA legislation and EIA process.
- **Section 4: Site Description**
    - An overview of the site and surrounding area.
- **Section 5: The Proposed Development and Alternatives**

- An overview of the proposed development and alternatives.

- **Section 6: Planning Policy Context**
  - A summary of the relevant planning policy and history

- **Section 7-8: Technical Chapters**
  - Individual discussions on each topic to be assessed within the ES, including information regarding specific methodology

- **Section 9: Topics proposed to be 'Scoped Out' of the ES**
  - Each environmental topic not proposed to be considered in the ES is discussed in turn.

- **Section 10: Structure of the ES**
  - The structure and format of the ES document is outlined.

- **Section 11: Environmental Statement Scoping Summary**

2 TOPICS TO BE 'SCOPED IN' AND LAYOUT OF THE ES

2.1 It is proposed that the ES will include the following chapters, each of which is further discussed below. Where a technical topic has been scoped out, the reasoning is fully explained within Section 10.

- Introduction
- EIA Scope and Methodology
- Site Description
- Proposed Development and Alternatives
- Planning Policy Context
- Socio economics and Health
- Climate Change
- Residual Effects and Mitigation Summary
- Glossary
- A separate Non-Technical Summary will also be provided.

Introduction

2.2 This chapter of the ES will provide an introduction to the document and present details of the ES structure and context, in addition to how consultees and members of the public can comment on the document or obtain additional copies.

EIA Scope and Methodology

2.3 This chapter provides a summary of the agreed scope of assessments to be considered within the ES, with reference to consultation responses and explains the methodology used to prepare the technical chapters, including reference to the general approach in determining significance. Information in relation to cumulative effects is also set out within this chapter, along with any limitations or assumptions used throughout the ES.

Application Site

2.4 This chapter will describe the site's location, context, existing use and features.

Proposed Development and Alternatives

2.5 This chapter will provide a comprehensive description of the Proposed Development, including the construction process, and any relevant details on assumed timescales and phasing.

2.6 The EIA will be based on a series of detailed plans submitted for approval for each plot, which alongside the site extent, written description of development and construction information will form the basis of the assessment.

Planning Policy Context

2.7 This chapter will provide a review of the relevant policy and guidance and will provide a planning history for the site.

Discipline Specific Chapters

2.8 Each discipline will be covered in an individual chapter with the further information on disciplines to be included and assessment methodologies are provided below in Section 7 – 8. Each chapter will also provide an assessment of cumulative effects where relevant to each individual assessment.

Summary Chapter and Non-Technical Summary

2.9 A chapter summarising each of the above discipline's findings will be presented. A separate Non-Technical Summary will also be provided in accordance with the EIA Regulations.

3 EIA METHODOLOGY

Legislative Requirements

3.1 The EIA process will be undertaken in accordance with the requirements of the EIA Regulations 2017. Specifically, Schedule 4 (Regulation 18 (3)), sets out the information for inclusion in ESs, as replicated within **Appendix 2** and summarised as follows:

Part 1:

- '**A description of the development**' - including information on the location of the development, the physical characteristics of the development, the main characteristics of the operational phase, and estimate of expected residues and emissions.

Part 2:

- '**A description of the reasonable alternatives studied by the developer**' – for example with regard to development design, technology, location, size and scale, and an indication of the main reason for selecting the chosen option.

Part 3:

- '**A description of the relevant aspects of the current state of the environment (baseline scenario)**'- including how the baseline might evolve if the development were not to proceed.

Part 4:

- '**A description of the factors specified in regulation 4(2) likely to be significantly affected by the development**' – including with regard to population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

Part 5:

- '**A description of the likely significant effects of the development on the environment**' - including with regard to construction, existence and demolition works, the use of natural resources, emission of pollutants and the disposal of waste, the risks to human health, cultural heritage or the environment (for example due to accidents or disasters), cumulative effects with other developments, vulnerability with respect to climate change and the technologies and substances to be used.
    - The description of the likely significant effects should cover 'direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development'

Part 6:

- '**A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment**' - including details of difficulties (technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

Part 7:

- '**A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment**' - including where appropriate with regard to: any proposed monitoring arrangements (for example the preparation of a post project analysis).
    - The description should explain the 'extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset', and should cover both the construction and operational phases.

Part 8:

- '**A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned**'. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events

on the environment and details of the preparedness for and proposed response to such emergencies.

Part 9:

- '**A non-technical summary** of the information provided under paragraphs 1 to 8'.

Part 10:

- '**A reference** list detailing the sources used for the descriptions and assessments included in the environmental statement'.

The EIA Process

3.2 Each of the topic areas 'scoped in' to the EIA, will undergo the following main steps:

Project for Assessment

3.3 As outlined in Chapter 1 of this Scoping Report, the EIA will consider the direct and indirect effects of the 'development project'. This includes:

- The proposals for residential development for which full planning permission is sought across Plots 3.3, 2.1 and C2. The area for development for each proposal will be defined by their respective planning application 'red edge' boundaries.
- The wider Wythenshawe Civic DF boundary as defined by the adopted boundary (shaded red at Appendix 1) and Plot 3.3 (shaded green at Appendix 1).
- Any other associated infrastructure that might be required to enable the proposed development to come forward.

3.4 We appreciate there is uncertainty around how future development might come forward in the wider Wythenshawe Civic DF area at this stage. However, for the purposes of the EIA, the assessment within the ES will be based on reasonable assumptions and based on information as contained in the Wythenshawe Civic Centre Development Framework ('DF') (MCC, January 2023) . The future ES will define the parameters for assessment based on reasonable assumptions to inform a proportional approach to the assessment.

Baseline Studies

3.5 Baseline conditions will be established within each of the individual environmental assessments through the use of a number of sources including, desk top review of existing available data, site specific survey work, and consultation where this is undertaken.

3.6 Where required, technical specific study areas (informed by relevant best practice and guidance) will be defined and not necessarily limited to the defined development project site area. The site and study area will be defined within each technical assessment to form part of the ES.

3.7 As noted above, the development project includes areas which will not form part of the future planning applications and therefore data collection is based on both those specific planning application boundaries and the wider defined development project area. This will be set out in each technical assessment to form part of the ES.

Assessment of Environmental Effects and Evaluation of Significance

3.8 The EIA Regulations require that the ES identifies 'likely significant effects of the Proposed Development on the environment'. It is recognised in the EIA Regulations however that not all environmental effects are considered significant.

3.9 The evaluation and determination of significant effects will be carried out using specific criteria defined within each of the technical chapters of the ES. Where available, published standards and guidelines will be used as the basis for the significance criteria.

3.10 The proposed methodologies for individual environmental topics are discussed in the subsequent section. However, in many disciplines the following basic approach is utilised:

- The sensitivity of the receiving environmental receptor is evaluated using defined criteria.
- The nature of the impact is established in terms of its duration, extent, frequency, likelihood of occurrence, reversibility, and compliance with recognised standards.
- The magnitude of the impact is determined. The magnitude of change is a consideration of how much the impact alters the baseline condition.

- The significance of the effect is determined by cross referencing the sensitivity of the receptor with the magnitude of change on the receptor.

3.11 It should be noted that environmental effects may be direct or indirect, secondary, cumulative, transboundary, short, medium, long-term, permanent and temporary, positive and negative effects of the development and this will be noted in the ES. Effects will be considered both during the enabling works phase and construction phase (when the development is being built and which are often temporary effects) and following completion of the development (often permanent effects). Cumulative effects will also be considered (as discussed below). Given the nature and intended longevity of the Proposed Development's operational life, decommissioning is not appropriate to consider. Accordingly, the ES will focus on the potential likely significant effects during the construction and operational phases only.

Mitigation Measures and Residual Effects

3.12 Following the assessment of effects, mitigation measures to reduce and avoid these effects will be identified and detailed. Mitigation measures considered may include modification of the proposals, integral mitigation (referred to as 'embedded mitigation'), or secondary measures. Any residual effects following the implementation of mitigation measures will be determined accordingly. The residual effects represent the overall likely significant effect of the Proposed Development on the environment having taken account of practicable/available mitigation measures.

3.13 Due to the approach to the assessment in assessing a development project, which includes three separate planning application proposals, the ES will make it clear if there are any requirements for mitigation, following the assessment of likely significant effects, for each individual proposal. This will enable specific mitigation measures to be secured through planning condition or S106 legal Agreement individually. In doing so, the ES will:

1) Conclude on the level of effects for each individual proposal in isolation and well as together as part of the wider development project.

2) Identify any specific secondary mitigation that is identified as being required for each individual proposal in isolation. Any secondary mitigation that is identified for the residual parts of the development project area, will then be set out if required.

Cumulative and In-combination Effects

3.14 The ES will respond to the requirement in the Regulations to assess the cumulative effects of the Proposed Development which will specifically consider two types of effect:

- Intra-project Cumulative Effects: The combined effect of individual effects (for example noise, airborne dust or traffic) on a single receptor where deemed potentially significant; and
- Inter-project Cumulative Effects: The combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effect.

3.15 With respect to inter-project cumulative effects, the Regulations state that consideration should be given to "*other existing and/or approved projects*" (Schedule 4, 5e). This is further supported by the Planning Practice Guidance which states "*There are occasions.....when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development*." (Paragraph: 024 Reference ID: 4-024-20170728).

3.16 Regard will therefore be had to relevant "*existing and/or approved projects*", which alongside the development of the proposals at the site, could potentially result in cumulative significant effects (discussed further below). It is relevant to note however that not all these projects will necessarily have the potential for cumulative effects.

3.17 It is also acknowledged that there may be other proposals which are considered as "*reasonably foreseeable*" as referred to within the European Guidance in relation to the definition of cumulative effects. It is important to recognise that it is not the role of the ES to assess all these types of potential developments and a staged approach in identifying which 'other sites' are relevant to consider is appropriate.

3.18 A review has therefore been undertaken of relevant "*existing and/or approved projects*" and also other potential developments which have been subject to planning applications which may be consented during the time at which this ES is prepared. This review is set out in the table below. Where developments are fully operational, these will be included in the baseline where relevant to the technical assessment.

3.19 The search area extended to 2.5km and contained planning applications submitted within the last 5 years. As a result of the site location, the search area extended into

adjoining administrative areas and therefore a review has been completed of Manchester City Council, Stockport Metropolitan Borough Council and Trafford Council's Planning Portal to determine the list of cumulative developments.

3.20 Whilst this Scoping Report seeks to identify relevant schemes to be considered, it is to be acknowledged that the extent to which schemes need to be considered within each environmental discipline will inevitably vary.

3.21 The below table summarises the above process and sets out the potential 'cumulative schemes' and whether these are considered appropriate to assess and in what manner.

3.22 The proposed approach to the assessment involves an in-combination assessment to be undertaken which considers the effects of each plot proposed for development with the wider site area. In addition to this, each of the identified cumulative sites will be assessed. This will consist of the following scenarios.

- Development Project + Cumulative Sites.

Table 2: Cumulative Developments

Sites for Cumulative Assessment			
SMBC Reference: DC/081468	Outline planning permission (access only) for up to 278 dwellings, retention of the existing Heald Green Community Theatre building, retention of the existing Clubhouse to facilitate its use as a community hub (sui generis) for flexible uses within Use Class E (a)(b)(e)(g(i)) and Class F2 (a)(b) (The combined retail and shop sales within Use Classes E(a) and F2(a) to be limited to a maximum of 200 sq m net floorspace), associated landscaping and open space and all user access from Pymgate Lane, Grasmere Road and Troutbeck Road and non-motorised user access from Styal Grove, Yew Tree Grove and Rose Vale Park.	1.43km east	Approved on appeal December 2024 – not yet under construction.
SMBC Reference: DC/076341	A hybrid planning application seeking: Full planning permission for the demolition of all existing buildings and the development of a new hospice facility including access and landscaping; and Outline planning permission with all matters reserved except for access for a residential development of up to 40 residential dwellings, landscaping and other associated infrastructure.	2km east	Approved July 2023 – under construction.

3.23 On review of recent planning approvals and planning application submissions in the surrounding area, the team is not aware of any other projects within the vicinity of the site which would be required to be considered as part of a cumulative assessment, however the Applicant welcomes confirmation.

Preparation of the ES

3.24 In accordance with the Regulations, the ES will be prepared by "*competent experts*", as listed at the outset of this report. A statement outlining the relevant experience of the experts who have undertaken the assessment and drafted the technical chapters within the ES will be provided. For example, Section 18 of the EIA Regulations state:

"*(5) In order to ensure the completeness and quality of the environmental statement—*

(a)the developer must ensure that the environmental statement is prepared by competent experts; and

(b)the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts".

3.25 Asteer Planning are also a corporate partner of the Institute of Sustainability and Environmental Professionals (ISEP), formerly know as the Institute of Environmental Management and Assessment (IEMA).

ISEP
Institute of Sustainability & Environmental Professionals

4 SITE DESCRIPTION

The Site

4.1 The location and extent of the three application sites are shown on the Site Location Plan provided at **Appendix 1**. The site lies within the administrative authority of MCC.

4.2 The development project site (the 'site') is situated within an existing urban setting in Wythenshawe Town Centre and in total comprises approximately 22.97 hectares (ha). The site is bounded by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56. Rowlandsway creates an additional north-south route though the eastern portion of the site, connecting Poundswick Lane and Simonsway.

4.3 There are no watercourses within the site. The site is located entirely in Flood Zone 1 (lowest area of flood risk). There are areas at low to high risk of surface water flooding across the site. Areas of high surface water flooding are located predominantly in the centre of the site and associated with existing buildings, however the majority of the site is classified as low risk.

4.4 There are no statutory or non-statutory built heritage assets on the site. One Scheduled Monument (Peel Hall Moated Site) is located approximately 730m east and there are four Grade II Listed Buildings within 1km of the site.

- Wiliam Temple Memorial Church - located 60m to the south of the site.
- Roman Catholic Church of St Anthony - located 350m south of the site
- Bridge of Approach Over Moat to Former Peel Hall - located 770m east of the site
- Church of Luke the Physician located - 877m north of the site

4.5 The site is not in or within the vicinity of any statutory landscape designations including National Landscape (previously known as Areas of Outstanding Natural Beauty) or National Parks.

4.6 There are no statutory or non-statutory designated ecological sites on site, or within the immediate area. The closest designated sites include,

- Gatley Carrs Local Nature Reserve (LNR) - 1.9km to the north east of the site.
- Wythenshawe Park LNR - 2.2km north of the site.

4.7 A small section in the central area of the site along Rowlandsway is designated as part of the Manchester Air Quality Management Area (AQMA). Areas to the south of the site along Simonsway are also located in the Manchester AQMA, which was declared for exceedances of the annual mean Air Quality Objective (AQO) for nitrogen dioxide (NO_2) and Particulate Matter (PM_{10}).

4.8 There are no Tree Preservation Orders (TPOs) located within the site.

4.9 The site is highly accessible by public transport, with Wythenshawe Town Centre tram stop and Wythenshawe Interchange located within the site. The Interchange provides regular bus services to Altrincham (11, 249), Manchester Airport (43, 103, 248), Stockport (11, 368), Macclesfield (130), Stockport (368), Piccadilly Gardens (43, 101, 103), and Eccles (248). Wythenshawe Town Centre Tram stop sits on the Navy Line with regular direct services to Manchester Airport and Victoria via Market Street.

Immediate Plot Boundaries Site Context

4.10 Plot 3.3, also referred to as Brotherton House, is a vacant office building to the north west of Wythenshawe Town Centre previously occupied by Lloyds Banking Group. The site comprises a surface car park with landscaping and mature trees in the south-west and southern areas. Access is provided off Cornfield Drive with a small security office aiding barriered entrance and exit points. The multi-storey office building occupies the west of the site, with a larger footprint single-storey building occupying the centre of the Site.

4.11 Plot C2 is situated to the north of The Birtles. It comprises a vacant part two, part three storey building with office space/ storage over ground floor retail and a hard surfaced open area occasionally occupied by market vendors. The site is enclosed by a tall, spiked, metal fence on its northern boundary.

4.12 Plot 2.1 comprises the site of Alpha House (currently under demolition), a former office building directly to the east of Wythenshawe Town Centre. Once demolition is complete, an existing substation will remain along with some scattered trees of low/moderate quality and a section of Centron House (to the north of Wavell Road), where a cantilevered section 'lands' on the site.

5 THE PROPOSED DEVELOPMENT & ALTERNATIVES

The Proposed Development

5.1 Separate full planning applications for each plot will be submitted. However, as mentioned in Section 1, it is proposed that one ES is prepared to support the separate planning applications for Plot 3.3, Plot C2 and Plot 2.1. It is anticipated that these applications will seek permission for the following:

Plot 3.3 ('Brotherton House')

- Demolition of existing buildings
- Erection of approximately 213 apartments (consisting of extra care and older living provision) and houses
- Up to 5 storeys in height (apartments) and 3 storeys in height (houses)

Plot C2 ('as known as top of Birtles')

- Demolition of existing buildings
- Erection of approximately 80 apartments
- Ground floor workplace/retail
- Up to 6 storeys in height

Plot 2.1 ('known as Alpha House')

- Erection of part 2, part 6 storey building comprising approximately 130 units and ancillary communal facilities
- Ground floor workplace/retail
- Associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works.

Alternatives

5.2 The 2017 EIA Regulations require that the ES provide:

"*A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.*"

5.3 Therefore, the ES will define the following types of alternatives considered by the Applicant:

- The 'do nothing' alternative: Consideration of the impacts in the absence of the development;
- Alternative layout and designs: A description of the design evolution based on environmental constraints, potential effects and other considerations, with a description and account of the main reasons why alternative layouts were dismissed and why the preferred design option was selected.

6 PLANNING POLICY CONTEXT

6.1 This section provides a review of the planning policy context, including the adopted Development Plan.

Planning Background

6.2 The adopted development plan comprises:

- **Places for Everyone Joint Development Plan** (adopted March 2024) (PfE)
- **Manchester Core Strategy** (adopted July 2012) (addendum added March 2024 following PfE adoption)
- **Extant Unitary Development Policies** (UDP)
- **Greater Manchester Joint Waste DPD** (adopted April 2012)
- **Greater Manchester Joint Minerals DPD** (adopted April 2013).

7 SOCIO ECONOMICS AND HEALTH

Introduction

7.1 The socio economic and health chapter will consider the likely significant effects of the Proposed Development with respect to socio economic indicators and health impacts. The assessment will be undertaken by Nexus Planning.

Relevant Policy and Guidance

National Planning Policy

7.2 Paragraph 8 of the NPPF (December 2024) emphasises the social and economic role of the planning system through its definition of the three overarching objectives under sustainable development. These are as follows:

- Economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- Social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- Environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.3 The relationship between the planning system and health is also confirmed through the National Planning Practice Guidance (PPG), which states:

> "Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population)."

Local Planning Policy

7.4 The chapter will include a full review of policies from the relevant Plans and Strategies set out at 6.2, which may include:

- Places for Everyone is the development plan for Greater Manchester and includes several policies relating to social and economic development, including Policy JP-J1 (Supporting Long-Term Economic Growth), Policy JP-H2 (Scale, Distribution and Phasing of New Development) and Policy JP-P1 (Sustainable Places).

- The Manchester Core Strategy includes several relevant policies, including Policy EC 1 (Employment and Economic Growth in Manchester), Policy H1 (Overall Housing Provision), and Policy EN 10 (Safeguarding Open Space, Sport and Recreation Facilities).

- The Manchester Housing Strategy covers the period 2022-2032 and sets out housing targets for the local authority and how the Council intends to meet these.

Relevant Guidance

IEMA (2022) *Determining Significance For Human Health In Environmental Impact Assessment*

7.5 This guidance outlines the approach to be taken when assessing the significance of human health impacts as part of an EIA. It explains how sensitivity should be assigned to receptors, how the magnitude of change of each effect is defined, and then how the significance of the effect is determined.

HM Treasury (2022) *The Green Book*

7.6 The Green Book is guidance issued by HM Treasury on how to appraise policies, programmes and projects. In regards to the calculation of employment and productivity effects it outlines the significance of accounting for leakage, displacement and substitution, and the appropriate use of multipliers.

Preliminary Assessment of Baseline Conditions

7.7 In assessing potential socio-economic and health impacts of the Proposed Development, it is important to define relevant assessment zones which are most likely to be impacted.

7.8 Impacts are first considered on the basis of an Immediate Zone of Influence ("the Immediate Zone"), which is the area where the Proposed Development's impacts are anticipated to be the greatest. In this case, we have identified this to be the ward in which the Site is located (Woodhouse Park), and the ward immediately neighbouring it to the north (Sharston). Certain receptors may be assessed on the basis of different geographies, such as school catchment areas or GP catchment areas.

7.9 Impacts are also considered on the basis of a Wider Zone of Influence ("the Wider Zone"). In this case, we consider the Wider Zone of Influence to be the Manchester City Council area.

7.10 Comparisons will also be made throughout to averages in the combined authority (Greater Manchester), regional averages (North West) and national averages (England), to understand relative performance across different indicators.

7.11 Baseline conditions will be established through the analysis of data from sources including, but not limited to:

- Census 2021;
- Office of National Statistics Mid-Year Estimates and Projections;
- Index of Multiple Deprivation 2019;
- NHS Digital;
- Nomis;
- Department for Education School Capacity tables;
- HM Land Registry; and
- Business Register and Employment Survey.

7.12 Preliminary findings have identified the following baseline conditions in the Immediate Zone (i.e. the wards of Woodhouse Park and Sharston):

- Population: As of the 2021 Census, the Immediate Zone had a total population of 32,900, which represents approximately 6% of the local authority's total population. Between 2011 and 2021, Manchester's population grew by 9.7%, higher than the national increase of 6.6% over the same period. ONS sub-

national population projections forecast that Manchester's population will grow by another 11.0% between 2022 and 2032.

- Deprivation: The Site is located in an area of high deprivation levels. In the 2019 Index of Multiple Deprivation (IMD), Manchester ranks as the second most deprived local authority of all authorities in England. The two LSOAs where the Site is located (Manchester 050C and Manchester 050E) both have an IMD score of 1, meaning they fall within the 10% most deprived LSOAs nationally.

- Housing: The Immediate Zone has low rates of home ownership and private renting, with almost half of households living in social rented accommodation. As of 2024, the Manchester local authority area had a median affordability ratio of 6.5, which is lower than the national average of 7.7. According to MCC's most recent Five Year Housing Land Supply Statement (2024), the local authority has a housing requirement of 20,872 dwellings between 2024 and 2029, and a housing land supply position of 6.2 years.

- Employment and economy: The Immediate Zone has a working age population of 20,800 people, equivalent to 63.3% of the total population. Economic activity rates in the Immediate Zone of those aged 16+ are equivalent to regional and national averages, although unemployment levels are higher. There are a higher proportion of people employed in lower-skilled and lower-paid occupations. Weekly pay for both full-time and part-time workers is lower than regional and national averages.

- Education: The population of the Immediate Zone is less qualified than average, with fewer adults with Level 4+ qualifications, and more adults with not formal qualifications. Within a 2-mile walking radius there are approximately 30 nurseries, 15 primary schools and three secondary schools, one of which, Manchester Enterprise Academy, is adjacent to the Site.

- Health and wellbeing: The Manchester local authority generally performs poorly under most health indicators. According to the Department of Health & Social Care's (DHSC) Fingertips tool, in comparison to regional and national averages, life expectancies at birth are worse for both men and women, physical activity levels are lower and rates of obesity are higher. The Site falls within the catchment area of six GP practices, two of which are located within Wythenshawe Town Centre. The town centre also has other primary healthcare services such as dentist surgeries, pharmacies and opticians.

- Open space: MCC's Open Spaces, Sport and Recreation Study (2009) found that Wythenshawe has a good quantity of open space available. However, it identified some deficiencies in quality and in accessibility.

Potential Effects (including identification of specific receptors)

7.13 The initial assessment findings have identified seven receptors which could be affected by the Proposed Development during construction and operational phases. The table overleaf summarises which of these are relevant under each phase.

Table 7.1 Socio-economic and human health receptors

Receptor	Construction phase	Operational phase
Population		x
Deprivation		x
Housing		x
Employment and economy	x	x
Education	x	x
Health and wellbeing	x	x
Open space		x

7.14 The impacts of the Proposed Development against each receptor will ultimately be determined by the impact assessment process, however based on the nature of the scheme and drawing upon our industry knowledge of similar schemes, we anticipate the potential likely significant effects during the construction phase as below:

- Employment and economy: the creation of direct, indirect and induced jobs and the support of associated Gross Value Added (GVA).
- Education: the upskilling of local workers, potentially through the establishment of apprenticeships and training aimed towards young workers.
- Health and wellbeing: the potential for noise and air pollution as a result of construction activities.

7.15 During the operational phase, the following potential likely significant effects have been identified:

- Population: increase in local population resident at the Proposed Development, with particular increase of elderly population due to extra-care provision.
- Deprivation: positive impact on multiple domains of deprivation through provision of housing, jobs and open space.

- Housing: provision of approximately 423 new dwellings (combined), assisting with local authority housing targets. Provision of new extra-care units to cater for elderly living needs.
- Employment and economy: increased household spend associated with new residents, supporting jobs and GVA.
- Education: increase in demand for nursery, primary and secondary school places due to occupation of dwellings.
- Health and wellbeing: increase in demand for local primary healthcare facilities due to occupation of dwellings.
- Open space: increase in demand for local open spaces, provision of new open space on-site.

7.16 The assessment will be undertaken in line with the scope as discussed and agreed with MCC through the scoping process.

Scope and Methodology of Assessment (including significance criteria)

7.17 The scope and methodology of our impact assessment will follow the approach outlined in Chapter 3.

7.18 First, the sensitivity of each receptor will be identified. This is done primarily through the baseline assessment process, where any particular vulnerabilities will be identified. Each receptor is determined to be of high, medium, low or negligible sensitivity.

7.19 The nature of the impact is then established in terms of its duration, extent, frequency, likelihood of occurrence, reversibility, and compliance with recognised standards. This is based on professional judgement and our knowledge of similar schemes.

7.20 The magnitude of potential impact will be judged through our impact assessment process. This will be carried out in full accordance with HM Green Book guidance and informed by industry knowledge to make a professional judgement as to the magnitude of the impact.

7.21 From the above steps, the significance of each impact is determined. Standardised significance criteria used to describe the significance of effects is as follows:

- Major Beneficial;
- Moderate Beneficial;
- Minor Beneficial;
- Negligible;
- Minor Adverse;
- Moderate Adverse; and,
- Major Adverse.

Preliminary Discussions of Potential Mitigation and Enhancement Measures

7.22 Potential mitigation and enhancement measures will ultimately be identified through the impact assessment process, however based on our knowledge of similar schemes, such measures may include:

- Co-ordinating training providers and employment organisations to ensure maximum utilisation of local trades people, college students and unemployed residents through the construction process, including in house training, work experience and apprenticeships and work experience;
- Potential provision of contributions towards education, health and social facilities as determined by the health and education authorities and statutory planning authority requirements.

Cumulative Effects

7.23 Cumulative effects will be assessed within each topic chapter of the ES. This will assess the cumulative effects of the Proposed Development in conjunction with any committed developments within the vicinity of the sites identified through the scoping process (refer to section 3).

8 CLIMATE CHANGE

8.1 The Climate Change chapter will assess the likely significant effects of the Proposed Development with respect to impacts on potential climate change effects. This is carried out for both the effects on the climate (including an assessment of the predicted greenhouse gas (GHG) emissions of the project); and the potential effects of climate change on the development itself. In relation to the Proposed Development, the purpose of the climate change chapter is therefore to consider both:

- Climate change mitigation (i.e. acknowledging that all greenhouse gas emissions (GHGs) play a part cumulatively in climate change, and identifying ways in which these can be reduced); and
- Climate change resilience (i.e. the measures the proposed development will use to adapt to the manifestations of a changing climate).

8.2 The chapter will be prepared by Ridge.

Relevant Policy and Guidance

Legislation

8.3 The Climate Change Act 2008 committed the UK to an 80% reduction in carbon emissions relative to the levels in 1990, to be achieved by 2050. The UK Government set carbon budgets 1 to 5 to meet the 80% emission reduction target.

8.4 In June 2019, secondary legislation amended that target to require that the UK reduce all greenhouse gas emissions to net zero by 2050 relative to 1990 levels. In April 2021, the Government confirmed its intention to ratify 'The Sixth Carbon Budget' which effectively requires a 78% reduction in UK territorial emissions between 1990 and 2035.

8.5 Following the 21st United Nations Climate Change Conference (COP21) in 2015, the Paris Agreement was adopted. It is a legally binding international agreement on climate change. As part of the agreement, countries are required to submit a Nationally Determined Contribution (NDC) to set out the actions they will take to meet the goals of the agreement. In its NDC, the UK committed to reducing economy-wide greenhouse gas emissions by at least 68% by 2030, compared with 1990 levels. The UK's NDC is on the pathway to the 2050 net zero target.

National Planning Policy

8.6 Section 14 of the National Planning Policy Framework (NPPF) specifically addresses the challenge of climate change. It states that: '*…New development should be planned for in ways that:*

a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the government's policy for national technical standard Local Plan and supplementary guidance...'

Local Planning Policy

Places for Everyone Joint Development Plan

8.7 The Places for Everyone Joint Development Plan (2024) is the document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. With respect to climate change and sustainability considerations, the following policies are included within the Places for Everyone Joint Development Plan are of relevance to the assessment. Further details of these policies will be included within the Climate Change ES Chapter.

- Policy JP-S2: Carbon and Energy
- Policy JP-S4: Flood Risk and the Water Environment
- Policy JP-P1 Sustainable Places

Manchester Core Strategy

8.8 The Manchester Core Strategy (2012) is the Adopted Development Plan for Manchester City Council. With respect to climate change and sustainability considerations, the following policies are included within the Manchester Local Plan Core Strategy (2012). Further details of these policies will be included within the Climate Change ES Chapter.

- Policy EN4: Reducing CO2 Emissions by Enabling Low & Zero Carbon Development
- Policy EN5: Strategic Areas for low and zero carbon decentralised energy infrastructure
- Policy EN6: Target Framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN8 Adaptation to Climate Change
- Policy EN 14 Flood Risk

Relevant Guidance

IEMA (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance (2nd Edition)

8.9 This document is the key guidance for assessing the impact of a project on climate change. It reflects the 2019 amendment to the UK's legally binding Climate Change Act 2008 in response to the Paris Agreement, setting a new and challenging target to reduce UK GHG emissions to net zero by 2050, accounting for residual emissions which are offset. The guidance confirms that all emissions contribute to climate change, however specifically in the EIA context it provides relative significance descriptions to assist assessments. It sets out levels of significance which are not solely based on whether a project emits GHG emissions alone, but how the project makes a relative contribution towards achieving a science-based 1.5°C aligned transition towards net zero.

IEMA (2020) EIA Guide to: Climate Change Resilience & Adaptation

8.10 This document provides guidance for considering the vulnerability of a project to climate change (climate change resilience). It provides a framework for the effective consideration of climate change resilience and adaptation in the EIA process.

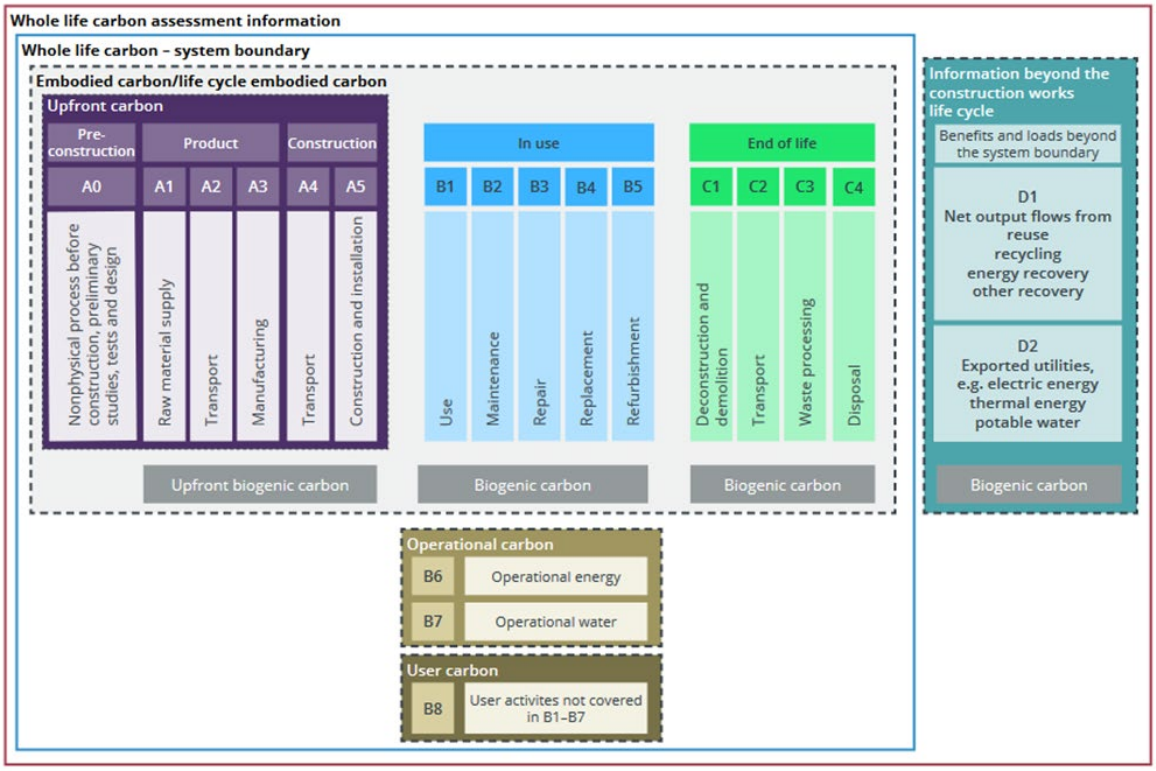
RICS (2024) Whole Life Carbon Assessment 2nd edition, Version 3

8.11 The Royal Institute of Chartered Surveyors (RICS) have developed an approved technical methodology for ‘assessing the carbon impacts from buildings and related infrastructure assets/civil engineering works throughout their life cycle’, known as a Whole Life Carbon Assessment (WLCA). This standard sets out this methodology, which is recognised as a clear and consistent approach to WLCA.

8.12 The RICS standard requires WLCAs to follow a modular structure for carbon reporting, which breaks down the built asset's life cycle into stages and modules. Some modules are broken down further into submodules; these are explained in more detail in the relevant life cycle stage in section 5.

8.13 Figure 8.1 sets out the stages and modular structure for WLCAs.

Figure 8.1 Taken from RICS (2024) - Building and infrastructure life cycle stages and information modules (adapted from EN 15978, EN 17472 and EN 15643, with additions to illustrate biogenic carbon)



RIBA (2021) RIBA 2030 Climate Challenge v2

8.14 The Royal Institute of British Architects (RIBA) have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050. The voluntary operational energy and water use and embodied carbon performance targets that are set out in the 2030 Climate Challenge have been developed by the RIBA consultation with experts across the industry. The targets consider the latest recommendations from the Green Construction Board and are aligned with other built environment professional bodies.

8.15 The RIBA 2030 Climate Challenge targets for residential buildings are shown in Table 8.1 below.

Table 8.1 RIBA 2030 Climate Challenge CO2eq targets for residential buildings

RIBA Sustainable Outcomes Metrics	Business as Usual	2025 Targets	2030 Targets
Operational Energy kWh/m2/y	120kWh/m2/y	<60kWh/m2/y	<35kWh/m2/y
Embodied Carbon kgCO2e/m2	1200kgCO2e/m2	<800kgCO2e/m2	<625 kgCO2e/m2

LETI (2020) Climate Emergency Design Guide

8.16 The Low Energy Transformation Initiative (LETI) is a voluntary network of built environment professionals, working together to put the UK and the planet on the path to a zero-carbon future. The LETI Climate Emergency Design Guide outlines how new buildings should be designed to ensure the UK's climate change targets are met. It covers five key areas: operational energy, embodied carbon, the future of heat, demand response and data disclosure. The Guide sets out requirements for four key building archetypes (small scale residential, medium/large scale residential, commercial offices, and schools).

8.17 The LETI targets for operational energy and embodied carbon, for small / medium / large scale housing are shown in Table 8.2 below.

Table 8.2 LETI Climate Emergency Design Guide Targets for Medium & Large Scale Housing

Metric	Target
Operational Energy kWh/m^2/y	35kWh/m^2/y
Embodied Carbon kgCO_2e/m^2 (A1-A5, B1-B5, C1-C4)	<500kgCO_2e/m^2

UK Net Zero Carbon Buildings Standard Pilot Version

8.18 The pilot version of a new UK Net Zero Carbon Buildings Standard (UKNZCBS) was published in September 2024. This includes *'technical details on how a building should meet the Standard, including what limits and targets it needs to meet, the technical evidence needed to demonstrate this and how it should be reported. In the future, projects will be able to verify that a project conforms to the Standard.'*

8.19 The UKNCZBS includes specific limits for each year from 2025 to 2050 for upfront carbon and operational energy. The UKNZCBS also uses energy use intensity as a metric for operational energy (kWh/m2GIA/yr) and CO2eq for upfront carbon.

Preliminary Assessment of Baseline Conditions

Impact of the project on climate change

8.20 In relation to the impact of the project on climate change, i.e. Greenhouse Gas (GHG) emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the site remains as it is. The Proposed Development is currently home to two existing vacant buildings and one building (Plot 2.1 Alpha House) which is currently under demolition. There may be some GHG emissions associated with the use of these buildings, but these are likely to be limited given the buildings are vacant. As information on the current GHG emissions is not available, it is assumed that there are no significant GHG emissions associated with the Proposed Development in the baseline scenario. This will reflect a worst-case scenario.

Climate Change Resilience

8.21 The existing baseline for the climate change resilience assessment is the current climate in the location of the Proposed Development. Historic climate data obtained from the Met Office website (accessed September 2025) recorded by the closest meteorological station to the Proposed Development with comparable data (Rochdale Station) for the 30-year climate periods of 1961-1990 and 1991-2020 is summarised in Table 8.3 below and shows an increase in the average annual maximum daily temperature.

Table 8.3 Historic Climate data recorded by the closest meteorological station with comparable data (Rochdale)

Climate Period	1961-1990		1991-2020	
Climatic factor	**Month**	**Figure**	**Month**	**Figure**
Average annual maximum temperature (°C)	-	12.3°C	-	13.13°C
Warmest month by maximum temperature (°C)	July	19.26°C	July	20.01°C
Coldest month by maximum temperature (°C)	January / February	5.97°C	January	6.93°C
Mean annual rainfall levels (mm)	-	1135.75mm	-	1197.22mm
Wettest month on average (mm)	December	120.37mm	December	138.88mm
Driest month on average (mm)	April	68.25mm	May	65.68mm

8.22 The Met Office website (accessed September 2025) confirms that past severe weather events in the last 5 years have included record breaking heatwaves, severe flooding, severe winter weather with significant snowfalls, and storm and high wind events.

8.23 UK Climate Projections published in 2018 (UKCP18) have been developed by the UK Climate Impacts Programme (UKCIP) to provide projections for future climatic scenarios and trends. Table 8.4 below provides a summary of predictions for summer and winter changes by the 2070s (Met Office, 2018).

Table 8.4 Future climate estimates under a high emission scenario (England)

Summer rainfall change	Winter precipitation change	Summer temperature change	Winter temperature change
57% drier to 3% wetter	2% drier to 33% wetter	1.1 °C warmer to 5.8 °C warmer	0.7 °C warmer to 4.2 °C warmer

Potential Effects (including identification of specific receptors)

8.24 The assessment will be undertaken in line with the scope as discussed and agreed with MCC.

Impact of the project on climate change

8.25 The receptor for assessment of the impact of the project on climate change is the global climate. The receptor is considered to be of high sensitivity.

8.26 An assessment will be undertaken to determine GHG emissions associated with the Proposed Development. This will include assessment of the following possible effects:

- Construction stage GHG emissions, including emissions on site and associated with transport of waste, materials to and from the site.
- Embodied GHG emissions associated with the materials used for construction of the Proposed Development, including extraction and production of the materials, maintenance and replacement.
- Operational GHG emissions, including both energy related GHG emissions associated with the buildings within the Proposed Development and transport related GHG emissions associated with the movement of people to and from site.

Impact of climate change on the Proposed Development

8.27 The climate resilience assessment will consider the following climate change hazards:

- Increased flooding
- Increased likelihood of storms (including high winds)
- More extreme heat and cold events, and greater temperature variation
- Wetter winters
- More drought events (including reduced summer rainfall)
- Warmer summers
- More precipitation e.g. rain and snow
- Subsidence or ground movement

8.28 The climate resilience assessment will consider the possible effects of climate change on the following receptors:

- Building occupiers and other users of the site
- Buildings
- Infrastructure
- Soft Landscaping

8.29 It is proposed to 'scope out' assessment of climate resilience for the construction stage, as due to the short-term nature of the construction period (<10 years) of the Proposed Development, it is not considered to be vulnerable to climate change.

Scope and Methodology of Assessment (including significance criteria)

8.30 In accordance with the EIA regulations this chapter will address:

- The impact of the project on climate change, in line with IEMA (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance.

- The vulnerability of the project to climate change (climate change resilience) in line with IEMA (2020) EIA Guide to: Climate Change Resilience & Adaptation.

8.31 The results of which will be presented in the ES Chapter.

Impact of the project on climate change

Scenarios Tested

8.32 The baseline for the assessment is the existing site (as of September 2025). This is considered as the baseline (do nothing) as this represents the current situation (i.e. zero emissions) and will therefore enable a clear indication of the climate change impacts of the Proposed Development.

Study Area

8.33 The study area for the assessment of the impact on climate change is the boundary of the Proposed Development but also encompasses emissions arising outside of this boundary, including the embodied emissions associated with construction materials, and the emissions associated with the transportation of materials and workers to site and removal of waste from the site.

Data Sources

8.34 The following information will be used to inform the assessment:

- High-level operational energy calculations based on SAP and embodied carbon calculations for the buildings based on One-Click
- Transport Assessment considering movements to and from the Proposed Development once operational.

8.35 Given that the scheme is at an early stage of design there is insufficient detail to undertake a fully accurate Whole Life Carbon (WLC) assessment. However, in line with IEMA Guidance (2022) a reasonable worst-case approach will be undertaken.

Assessment of Significance

8.36 The IEMA (2022) Guide: Assessing Greenhouse Gas Emissions and Evaluating their Significance, will be used as a basis for assessing the significance of both construction and operational impacts in this assessment. This guidance states that:

'The crux of significance'… 'is not whether a project emits GHG emissions, nor even the magnitude of GHG emissions alone, but whether it contributes to reducing GHG

emissions relative to a comparable baseline consistent with a trajectory towards net zero by 2050.'

8.37 Significance should therefore be measured against how the project's whole life GHG emissions align with the UK's net zero carbon compatible trajectory.

Receptors

8.38 As GHG emissions are not geographically limited and have a global effect rather than directly affecting any specific local receptor, the receptor for assessment of the impact of the project on climate change is the global atmosphere. The receptor is of high sensitivity, given the severe consequences of global climate change and the cumulative contributions of all GHG emission sources.

Magnitude

8.39 Magnitude will be determined in accordance with Table 8.5 which is based on the IEMA (2022) Guide and references the RIBA Climate Challenge v2 (2021).

Table 8.5 Impact on climate change greenhouse gas emissions – Determining Magnitude

Magnitude of Impact	Criteria for assessing impact
Major Adverse	The project's GHG impacts are not mitigated or are only compliant with do-minimum standards set through regulation, and do not provide further reductions required by existing local and national policy for projects of this type. A project with major adverse effects is locking in emissions and does not make a meaningful contribution to the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the 'Business as Usual' thresholds set out within the RIBA 2030 Climate Challenge.
Moderate Adverse	The project's GHG impacts are partially mitigated and may partially meet the applicable existing and emerging policy requirements but would not fully contribute to decarbonisation in line with local and national policy goals for projects of this type. A project with moderate adverse effects falls short of fully contributing to the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the '2025' targets set out within the RIBA 2030 Climate Challenge.
Minor Adverse	The project's GHG impacts would be fully consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. A project with minor adverse effects is fully in line with measures necessary to achieve the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the '2030' targets set out within the RIBA 2030 Climate Challenge.
Negligible	The project's GHG impacts would be reduced through measures that go well beyond existing and emerging policy and design standards for projects of this type, such that radical decarbonisation or net zero is achieved well before 2050. A project with negligible effects provides GHG performance that is well 'ahead of the curve' for the trajectory towards net zero and has minimal residual emissions. For example, the project's GHG emissions exceed the '2030' targets set out within the RIBA 2030 Climate Challenge.

Significance

8.40 The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. In addition, inherent design mitigation measures which are already being incorporated within the Proposed Development will be taken into account when determining the significance.

8.41 Table 8.6 demonstrates how significance is determined, based on the receptor being of high sensitivity (i.e the global climate) and is defined against magnitude of the impact. Effects which are moderate or major magnitude are considered significant.

Table 8.6 Impact on climate change greenhouse gas emissions – Significance Matrix

Magnitude	Significance
Major	Significant
Moderate	Significant
Minor	Not Significant
Negligible	Not Significant

Climate Change Resilience Assessment

8.42 To assess the vulnerability of the Proposed Development to climate change, a climate change resilience assessment in line with the Environmental Impact Assessment Guide to: Climate Change Resilience & Adaptation (IEMA, 2020) will be undertaken using the following approach:

Scenarios Tested

8.43 The assessment will consider the baseline plus all the additional development proposed, as this will enable an undertaking of the worst possible scenario in terms of carbon emissions.

8.44 For the Climate Change Resilience assessment, no inter-project cumulative effects are anticipated on the basis that climate change adaptation effects and impacts are specific to the development.

Study Area

8.45 The study area for the climate change resilience assessment is the Proposed Development itself.

Data sources

8.46 The following information will be used to inform the assessment:

- Flood Risk Assessment and Drainage Strategy;
- Ecological assessment;
- Concept architectural, structural, drainage and landscape drawings;
- Design and Access Statement.

8.47 A workshop will be held with the design team to run through the climate resilience assessment and to identify inherent and additional mitigation measures.

Receptors

8.48 Receptor groups will be identified and their sensitivity will be determined based on the susceptibility of the receptor (e.g. ability to be affected by a change – low, medium or high) and the vulnerability of the receptor (i.e. potential exposure to a change – low, medium or high).

- Low susceptibility: receptor has the ability to withstand/not be altered much by the projected changes to the existing/prevailing climatic factors (e.g. retain much of its original function and form).
- Moderate susceptibility: receptor has some limited ability to withstand/not be altered by the projected changes to the existing/prevailing climatic conditions.
- High susceptibility: receptor has no ability to withstand/not be substantially altered by the projected changes to the existing/prevailing climatic factors.
- Low vulnerability: Climatic factors have little influence on the receptors.
- Moderate vulnerability: receptor is dependent on some climatic factors but able to tolerate a range of conditions.
- High vulnerability: receptor is directly dependent on existing/prevailing climatic factors and reliant on these specific existing climate conditions continuing in future or only able to tolerate a very limited variation in climate conditions.

8.49 Table 8.7 identifies how the sensitivity of receptors is determined.

Table 8.7 Climate Resilience – Sensitivity of Receptors

	1 (Low vulnerability)	2 (Moderate vulnerability)	3 (High vulnerability)
1 (Low susceptibility	1 (Low sensitivity)	2 (Low sensitivity)	3 (Moderate sensitivity)
2 (Medium susceptibility)	2 (Low sensitivity)	4 (Moderate sensitivity)	6 (High sensitivity)
3 (High susceptibility)	3 (Moderate sensitivity)	6 (High sensitivity)	9 (High sensitivity)

Magnitude

8.50 Magnitude will be based on a combination of likelihood (the chance of the effect occurring over the lifespan of the project if the risk is not mitigated) and consequence (which will reflect the geographical extent of the effect or the number of receptors affected, the complexity of the effect, degree of harm to those affected and the duration, frequency and reversibility of effect).

- Very Low likelihood: The event may occur once during the lifetime of the project
- Low likelihood: The event may occur once or on limited occasions during the lifetime of the development.
- Moderate likelihood: The event may occur limited times during the lifetime of the development.
- High likelihood: The event will occur on several occasions during the lifetime of the development.
- Very high likelihood: The event occurs multiple times during the lifetime of the development e.g. approximately annually.
- Low consequence: Minor disruption to business operations / no risk to building occupants / no damage to buildings / infrastructure.
- Moderate consequence: Some disruption to building operations / slight risk to building occupants / slight damage to buildings / infrastructure.
- High consequence: Major disruption to business operations / risk to building occupants / significant damage to buildings / infrastructure.

8.51 Table 8.8 identifies how the magnitude of effects is determined.

Table 8.8 Climate Resilience – Determining Magnitude

	1 (Low consequence)	2 (Moderate consequence)	3 (High consequence)
1 (Very low likelihood)	Negligible	Negligible	Negligible
2 (Low likelihood)	Minor magnitude	Minor magnitude	Moderate magnitude
3 (Moderate likelihood)	Minor magnitude	Moderate magnitude	Major magnitude
4 (High likelihood)	Moderate magnitude	Major magnitude	Major magnitude
5 (Very High likelihood)	Moderate magnitude	Major magnitude	Major magnitude

Significance

8.52 The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. The Impact Significance Matrix is set out in Table 8.9.

Table 8.9 Climate Resilience – Determining Significance

Magnitude	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Major	Significant	Significant	Significant
Moderate	Significant	Significant	Not significant
Minor	Significant	Not significant	Not significant
Negligible	Not significant	Not significant	Not significant

Preliminary Discussions of Potential Mitigation and Enhancement Measures

8.53 Mitigation measures for the impact of the project on climate change are likely to include:

- Use of the energy hierarchy to minimise the potential energy consumption of homes
- Review and selection of options to minimise the embodied carbon associated with the homes
- Measures to encourage sustainable transport choices, in line with a Travel Plan for the site

8.54 Mitigation measures for climate resilience will be developed with the design team during the proposed Climate Resilience Workshop.

Cumulative Effects

8.55 Cumulative climate change effects from other developments will not be assessed. It is unreasonable for the purposes of a planning application to quantify all sources of emissions from other third-party developments for the following reasons:

- The emissions from other developments fall under Scope 3, which do not form part of the assessment under the methodology outlined.
- Large technical data requirements from other developments which are not accessible.
- A significant interlinking scope of assessment that would exceed that expected of planning application for any one development.
- It is not feasible to undertake a high-level chemical assessment to analyse likely synergistic impacts between different emissions from varying developments.
- Complicated, unpredictable chemical reactions driven by atmospheric, climatic, and behavioural factors beyond the applicant's control.

8.56 For the Climate Change Resilience assessment, no inter-project cumulative effects are anticipated on the basis that climate change adaptation effects and impacts are specific to the development.

9 TOPICS TO BE 'SCOPED OUT'

9.1 This section sets out those environmental issues deemed to be insignificant for the purposes of EIA, and as such have been 'scoped out' of the EIA process.

9.2 In determining topics to be scoped-out of the EIA, consideration is given to the application of standard measures and the adoption of construction best practice methods to avoid, minimise or manage adverse environmental effects, or to ensure realisation of beneficial effects. This approach is in accordance with IEMA best practice guidance which states that when identifying likely significant environmental effects, any methods of environmental management or protection that "*…will be required regardless of any EIA assessment, as is imposed, for example, as a result of legislative requirements and / or standard sectorial practices…*" can reasonably be assumed to be implemented. Examples of such measures include the implementation of Construction Environmental Management Plans (CEMPs) and Considerate Construction practices. Where these have been considering in assessed the topics to be scoped-out of the EIA, this is referenced below.

Townscape and Visual

9.3 The site is not situated within an any areas designated in recognition of its landscape quality or value at either a statutory national level (National Landscapes, formerly known as Areas of Outstanding Natural Beauty (AONB) and National Parks) or at a non-statutory local level (Special Landscape Areas).

9.4 The proposal is situated within an existing urban setting in Wythenshawe Town Centre. The site is bounded by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56.

9.5 Whilst development on this site will provide a modest increase in scale and density from existing features, the Proposed Development will work to conserve the setting of the site wherever possible and minimise the visual impacts on surrounding receptors. The proposals aim to positively contribute to the setting and it is considered that they are not incongruous with the existing scale and massing in the surrounding area.

9.6 During construction there will be temporary effects associated with the construction activities and may affect views of the site and the townscape character of the site as it is developed. The effects during construction may include the introduction of plant,

movement and construction activities introducing built development but any impacts on views and townscape character will be limited and extremely localised. Likely significant effects are therefore considered not significant for the purposes of EIA.

9.7 On completion, the proposals aim to achieve positive townscape and visual effects through well considered design which provides increased permeability throughout the site, and is sympathetic of the setting, historic and future proposed use and wider regeneration for the area. Likely significant effects are therefore considered not significant for the purposes of EIA. Further detail relating to the proposed design and considered influences will be presented in the Design and Access Statement submitted with each planning application.

9.8 There is not expected to be any significant townscape and visual impacts and therefore this topic is proposed to be scoped out of the EIA.

Heritage and Archaeology

9.9 The site does not contain any designated heritage assets. The nearest listed buildings are the Grade II Listed William Temple Memorial Church (60m south) and Roman Catholic Church of St Anthony (350m south). However, due to the lack of intervisibility between these assets and the construction works associated with the Proposed Development plots of C2, 3.3 and 2.1, there would be no direct or indirect impact on the significance of the heritage assets noted.

9.10 Given that the Proposed Development is unlikely to result in significant adverse effects for the purposes of EIA, Built Heritage is scoped-out of the EIA. However, a standalone Heritage Assessment will be prepared and will support the planning application.

9.11 It is not predicted that the proposed works will significantly impact any unknown archaeological assets given the level of disturbance to ground that has previously occurred. As such, it is not proposed to evaluate the potential impacts of the proposed development on archaeology as part of the EIA. A standalone assessment will be submitted in support of each planning application.

9.12 As such, it is not proposed to evaluate the potential impacts of the proposed development on archaeology as part of the EIA.

Ecology

9.13 The site currently comprises hardstanding and is therefore considered to provide limited ecological value. There are no statutory or non-statutory designated ecological sites within the site boundary. There are two statutory ecological designated sites within 2.5km of the site. However, when considering the proposals and the distance to these two sites, no significant ecological impacts are anticipated.

9.14 A Biodiversity Net Gain assessment and ecological surveys will be undertaken as a standalone assessment to support the planning applications but it is not considered the Proposed Development will result in significant effects on ecological resources such that ecology needs to scoped-in to the ES.

Transport and Access

9.15 The Proposed Development will provide adequate car parking spaces in line with the Council's adopted parking standards. Sustainable non-car travel methods are to be encouraged, reflective of its location within Wythenshawe Town Centre and the excellent walking, cycling, and public transport links that are available.

9.16 During the construction phase of the proposed development, construction traffic management measures will be implemented through a CEMP, which can be secured by planning condition.

9.17 A Travel Plan (TP) will be submitted in support of the development proposals, which identifies potential measures to promote the available sustainable transport options to users of the site and reduce vehicle trips associated with the development.

9.18 The TP will outline methods in which sustainable travel to and from the proposed development can be accomplished and comprises measures to promote walking, cycling, public transport, car sharing and car clubs.

9.19 Overall, the site is sustainably located in an urban area with good proximity to transport links and key services and facilities. Given the scale of the development, it is anticipated there will be no significant effects on the highways network through traffic trip generation and distribution and therefore transport and access can be scoped out of the EIA.

9.20 A Transport Assessment providing further details will be submitted with each planning application.

Noise

9.21 The construction phase will involve a number of activities which have the potential to generate short term, temporary increases in noise levels at nearby sensitive receptors if unmitigated. However, these activities will be managed by a CEMP and secured by planning condition, and it is not anticipated there would be significant construction phase effects.

9.22 At the competed development phase internal noise levels will be achieved through the use of appropriate design measures such as glazing and ventilation strategies, where this is deemed to be required. As the proposals are for residential development, and therefore not a noise generating use, no significant noise impacts are expected on existing receptors. As such, it is not considered that significant noise effects are likely and this topic can be scoped out of the ES.

Air Quality

9.23 A small section in the central area of the site along Rowlandsway is designated as part of the Manchester Air Quality Management Area (AQMA). Areas to the south of the site along Simonsway are also located in the Manchester AQMA, which was declared for exceedances of the annual mean Air Quality Objective (AQO) for nitrogen dioxide (NO_2) and Particulate Matter (PM_{10}).

9.24 Although during construction of the Proposed Development, dust may be generated through enabling works and construction activities, dust generation would be managed in accordance with standard best practice measures which would be detailed within the CEMP and secured by planning condition. With appropriate mitigation in place, such as dust supressing measures, significant effects are not considered likely.

9.25 During construction there would be increased emissions from construction vehicles including HGV vehicles. However, arrival and departure of HGVs would be dispersed across the working day to avoid concentration of released pollutants associated with the plant and vehicles required for the construction phase. In addition, the construction phase will be temporary.

9.26 Once operational the development is not expected to generate significant numbers of vehicle movements. Considering this, no significant adverse effects are expected in relation to air quality and therefore it has been scoped out of the EIA.

Flood Risk and Drainage

9.27 The site is located entirely within Flood Zone 1 and is therefore at a low risk of flooding. Sections of the site, primarily in the centre around existing built development, are designated as high risk of surface water flooding, however the majority of the site is classified as low risk. The site is located in an existing urban area and the Proposed Development would not increase flood risk at the site or for the surrounding area. Surface water will be appropriately managed and it is anticipated that any future applications beyond Plot 3.3, C2 and 2.1 that come forward within the site, will adhere to the relevant policy requirements and attenuate to an agreed rate, which will be confirmed with the Lead Local Flood Authority (LLFA), accounting for the effects of climate change. A Flood Risk Assessment and Drainage Strategy will be prepared and submitted alongside the planning applications.

9.28 No significant impacts are anticipated with regards to flood risk and drainage and as such it is considered that it can be scoped out of the EIA.

Ground Conditions and Soils

9.29 Ground conditions across the site comprise a layer of Made Ground associated with the previous development of the site underlain by superficial deposits of Glacial Till, which in turn is underlain by the bedrock of the Bollin Mudstone Member. The superficial deposits are designated as a Secondary Undifferentiated aquifer and the bedrock is designated as a Secondary B aquifer.

9.30 Current and historical mapping indicates that the proposed development plots and the wider DF area have had a predominantly commercial history.

9.31 During construction there is the potential to create new contamination pathways due to earthworks, excavations, and foundation works. The potential risks can be successfully managed and mitigated via various standard means including:

- Intrusive ground investigation, gas and groundwater monitoring to further understand potential contamination on site
- Best practice construction measures to minimise the potential for contamination, particularly with regard to intrusive works such as piling
- Implementation of a CEMP to manage the health and safety of workers and pollution prevention procedures including hazardous materials storage,

requirements for risk assessments and method statements, use of materials on-site and the disposal of materials from the site.

9.32 A Phase 1 Ground Investigation Study will be undertaken and submitted with the planning application. If required, further Phase 2 Ground Investigation will be undertaken to assess the potential ground contamination and geotechnical risks. Should the Phase 1 Desk Study and Phase 2 Site Investigation identify potential risks to human health or controlled waters, based on the historical uses of the site it is anticipated that these risks could be mitigated through conventional development remediation including soil capping layers, presence of hardstanding and buildings, removal of hotspots of contamination, incorporation of ground gas protective measures and appropriate selection of water supply pipe material. As a result, it is considered that the topic of ground conditions does not require assessment through the EIA process and can be scoped out of the ES.

Waste Materials and Assets

9.33 Construction of the Proposed Development would lead to an increase in waste produced, this will be reused and recycled on site where possible. Construction waste would be managed in accordance with all applicable legislation and disposed of in line with best practice. Other sources of waste during the construction stage are assumed to relate to construction materials (including packaging). It is anticipated that waste produced during enabling and construction works phase would be controlled through the implementation of a CEMP, secured by planning condition. The CEMP will be informed all applicable legislation and will set out the principles and legal requirements relating to waste (including hazardous waste) as noted above. The CEMP will also describe how materials will be managed efficiently and disposed of legally during construction. It will also outline the aims, objectives and on-going management responsibilities, including management practices, to be implemented during the construction stage. The volume of waste generation during the enabling works and construction phase and the implementation of management measures as described above, it is not considered that the proposed development will generate significant waste and it is therefore scoped-out of the ES.

9.34 Once operational, a quantity of domestic waste will be generated. The Proposed Development will not include for any land uses or activities that will give rise to particularly contaminative or hazardous waste materials. Operational waste would be disposed of in line with Council requirements and managed in accordance with all

applicable legislation. Therefore, given the nature of the proposals, waste material is not considered significant and therefore does not warrant further assessment within the resultant ES.

9.35 Material assets in EIA is a very broad term which considers both physical and non-physical sectors that could be said to have material value. On review of the Proposed Development site's location and context, it is not considered there are any further 'material assets' to those already addressed within other EIA topics, and therefore no further consideration of material assets is proposed within the EIA and resultant ES.

Lighting

9.36 Artificial lighting is provided to encourage a safe environment for a range of activities including driving, cycling and walking. It is also used to enhance the environment by means of decorative and flood lighting of areas, features and buildings. Any new lighting proposed as part of the development at the sites will be in accordance with British Standards, The Institution of Lighting Professionals ('ILP') and The Chartered Institution of Building Services Engineers ('CIBSE') which prescribes required lighting levels. The proposed lighting will be selected with reference to the following design standards and codes of practice:

- BS EN 5489-1: 2003 +A2 (2008) Code of Practice for the design of road lighting: Part 1 Lighting of roads and public amenity areas;
- BS EN 13201-2: 2003 Road lighting – Part 2: Performance requirements;
- ILE GN01: Guidance notes for the reduction of obtrusive light;
- ILE TR12: Lighting of pedestrian crossings (2007); and
- ILE TR25: Lighting for traffic calming features.

9.37 Lighting will be designed in conjunction with the design team and landscape consultant to ensure that lighting is appropriate in terms of the potential effects on public realm and surroundings of the site. As this mitigation can be 'designed-in' to the proposals and secured through appropriate planning controls, it is considered that a detailed assessment of lighting is not required as part of the EIA.

Accidents and Disasters

9.38 The EIA Regulations recognise a potential requirement to identify the significant effects arising from the vulnerability of the proposed development to major accidents and disasters. In this case, the nature of the Proposed Development is not considered to pose risk of major accidents and/or disasters. Furthermore, the features and uses in the immediate vicinity of the site are not considered to pose a risk to the Proposed Development in terms of accidents or disasters. As such, accidents and disasters are not proposed to be assessed as part of this EIA.

Wind

9.39 The proposed development will not comprise buildings of a sufficient size and scale to affect wind flow and dynamics such that significant environmental effects could result. As such, due to the expectation of no potential for significant effects in relation to wind microclimate, this topic is proposed to be scoped out of the EIA.

Daylight and Sunlight

9.40 Development in densely urbanised locations or of a high-rise nature can cause impacts to the levels of light received by adjacent properties. Although the area is urban in setting, the Proposed Development is not particularly high-rise in nature and is largely in keeping with the surrounding area. There is not anticipated to be any potential for issues of overshadowing or light obstruction to adjacent properties such that an assessment would need to be undertaken to quantify the impact and propose mitigation. It is therefore proposed that an assessment of daylight, sunlight and overshadowing effects can be scoped out of the EIA.

10 STRUCTURE OF THE ENVIRONMENTAL STATEMENT

10.1 The ES will report the findings of the EIA and will address the requirements of Schedule 4 of the EIA Regulations, as set out in section 3.

10.2 The ES is anticipated to include 2 volumes:

- Volume 1: Environmental Statement Main Text: sets out the findings to each of the environmental disciplines, including accompanying Figures (i.e. plans/drawings)
- Volume 2: Accompanying Technical Appendices: supports the main assessments within Volume 1
- Non-Technical Summary (NTS) would also be provided as a separate document

10.3 The anticipated structure and content of Volume 1 (and Volume 2 where applicable) of the ES is likely to be as follows:

- Chapter 1 Introduction
- Chapter 2 Assessment Scope and Methodology
- Chapter 3 Site Description
- Chapter 4 Proposed Development and Alternatives
- Chapter 5 Planning Policy Context
- Chapter 6 Socio economics and Health
- Chapter 7 Climate Change
- Chapter 8 Residual Effects and Mitigation Summary
- Chapter 9 Glossary

10.4 Within each of the assessment chapters the main structure of the information presented, although not exclusively, will be as per the following headings:

- Introduction
- Assessment Approach (including methodology, assessment of significance, legislative and policy framework, scoping criteria, limitation)

- Baseline Conditions
- Assessment of Likely Significant Effects (Assessment of Impacts, including enabling works, construction and operation)
- Mitigation, Enhancement and Residual Effects
- Cumulative and in-combination effects
- Summary

11 ENVIRONMENTAL STATEMENT SCOPING SUMMARY

11.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared on behalf of Muse Places (the "Applicant") in respect of the proposed Wythenshawe Town Centre regeneration proposals.

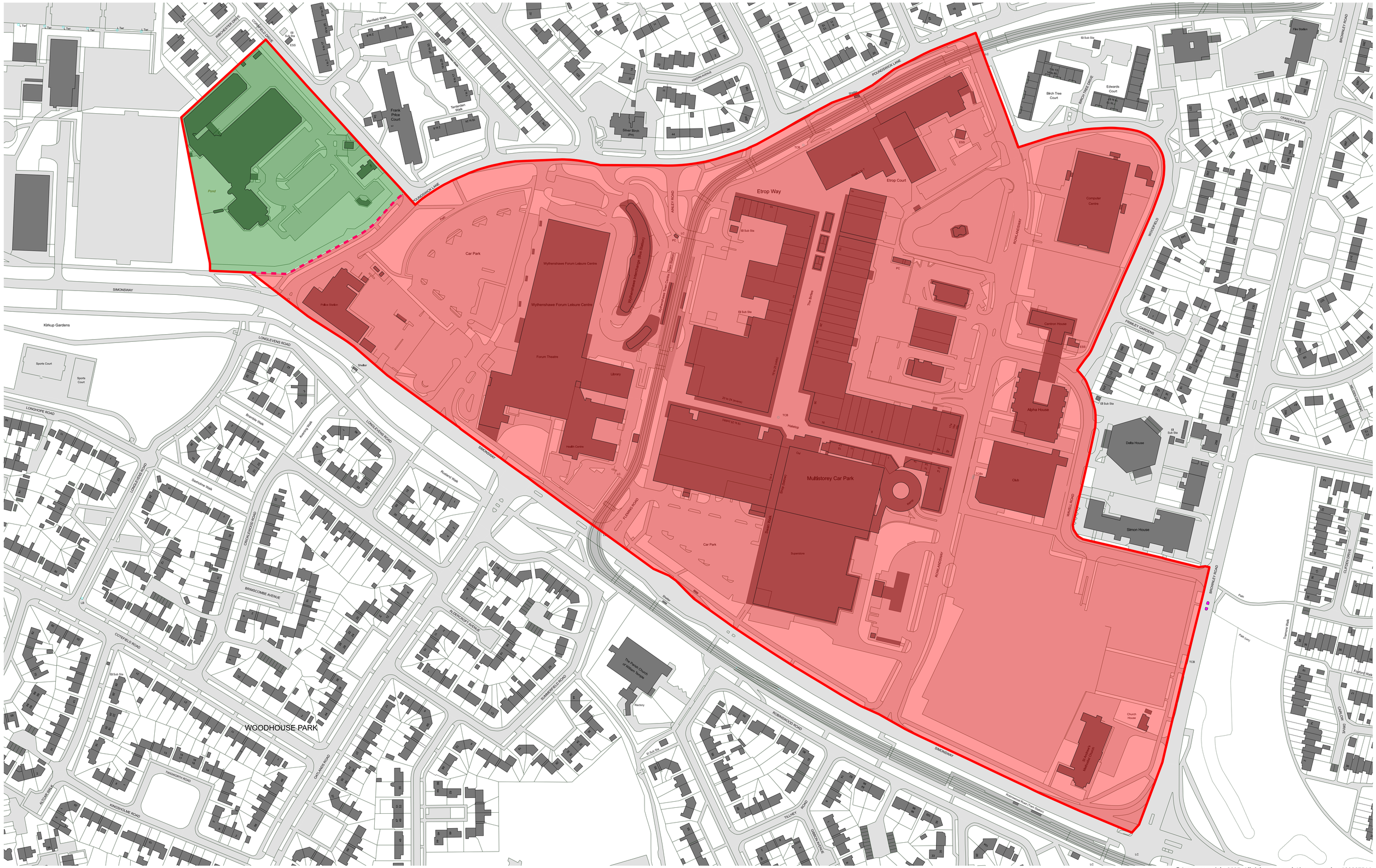
11.2 This Scoping Report has been prepared to accompany a formal EIA Scoping Opinion request to MCC under Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 (as amended) and has set out the proposed scope of the EIA and resultant Environmental Statement (ES) which is anticipated to support a planning application(s) for residential development at the site.

11.3 As outlined and justified within this Scoping Report, it is proposed the ES will consider the topics listed below:

- Socio economics and Health; and
- Climate Change.

11.4 We would welcome feedback on the proposed approach to the EIA and would be grateful if MCC would respond by way of a formal Scoping Opinion within the requisite five weeks in accordance with Regulation 15 (5) of the EIA Regulations.

APPENDIX 1 – Site Location Plan



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Amendment	Date

Key

- Site Location
- Development Framework Area
- Plot 3.3 (Brotherton House)

Notes

This drawing is to be read in conjunction with all other project information by the architect and consultants.

Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

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Project Name	Drawing No	Rev
WYTHENSHAWE	2141-FCB-ZZ-ZZ-D-A-0101	-P01
EXISTING SITE PLAN	Scale 1:1250 @ A1	
	Date 14.10.25	
	Drawn FCB-MCR	
	Check PM	
Do not scale	All dimensions to be checked on site	

Original printed at A1

APPENDIX 2 – EIA Legislative Requirements

SCHEDULE 4

INFORMATION FOR INCLUSION IN ENVIRONMENTAL STATEMENTS

1. A description of the development, including in particular:

(a) a description of the location of the development;
(b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;
(c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
(d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.

2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.

3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.

4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

5. A description of the likely significant effects of the development on the environment resulting from, inter alia:

(a) the construction and existence of the development, including, where relevant, demolition works;
(b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
(c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;
(d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
(e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
(f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
(g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(1) and Directive 2009/147/EC(2).

6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.

8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(3) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.

9. A non-technical summary of the information provided under paragraphs 1 to 8.

10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.