



**MANCHESTER
CITY COUNCIL**

**Julie Roscoe
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30th December 2025

Your reference:

Our reference: Plot H, Sister – Manchester

Dear Sir / Madam

**Environmental Impact Assessment Regulations, the Town and Country
Planning (EIA) (England) Regulations 2017 (as amended) (the “EIA Regulations”).**

Scoping Request Under Part 4 Regulation 15(1)

**Site bounded by Charles Street (south), Manchester South Junction and Altrincham
Railway Viaduct and Granby Row (north), Sackville Street (east) and Princess Street
(west).**

Scoping Opinion of Manchester City Council Pursuant to Regulation 15

Further to your request in respect of the above dated 28th November 2025.

In coming to a formal opinion on the scope of the Environmental Statement (“ES”) , Manchester City Council, as Local Planning Authority, has considered the supporting information contained within your “Plot H, Sister – Manchester EIA Screening and Scoping Report November 2025” prepared and submitted by yourselves on behalf of the Applicants RG Real Estate Ltd, ID Manchester Ltd & the University of Manchester and comments from statutory consultees.

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

The Proposed Development is considered an EIA development as it falls within the description and thresholds in Schedule 2 10(b) of the EIA Regulations as an ‘Infrastructure Project - Urban Development Project’ which has the potential to have significant effects on the environment. In accordance with Schedule 2, Categories 10(b) (urban development projects) of the EIA Regulations and owing to the location, scale and nature and of the

Proposed Development, I note that you recognise the need for an EIA and have therefore submitted the scoping report for consideration to the City Council, as Local Planning Authority.

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

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

This Scoping Opinion sets out the information that the City Council, as Local Planning Authority, considers should be included in the ES that the applicant intends to submit with the planning application 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 organizations and bodies that responded to consultation on the Scope of the proposed ES.

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

Your report of November 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

- *Townscape and Visual Impact*
- *Heritage*
- *Noise and Vibration*
- *Air Quality*
- *Traffic and Transport*
- *Daylight Sunlight and Overshadowing*
- *Solar Glare*
- *Climate Change*
- *Wind*
- *Socio-Economics*
- *Human Health*

Scoped out

- Agricultural Circumstances
- Aviation
- Broadband Connectivity
- Water Resources, Flood Risk and Drainage
- Archaeology
- Ecology
- Ground Conditions
- Arboriculture

You have not covered Accidents and Disasters, Lighting, TV Reception and Waste.

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

CONSULTATIONS

Regulation 15 (4) of the EIA Regulations require the City Council, as Local Planning Authority, to consult appropriate 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.

- Historic England;
- Natural England;
- Environment Agency;
- Greater Manchester Ecology Unit (GMEU);
- Greater Manchester Archeology Advisory Service (GMAAS);
- Transport for Greater Manchester (TfGM);
- City Council Highway Services;
- City Council Environmental Protection;
- City Council Flood Risk Management;
- Manchester Airport Group Safeguarding.

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

You are strongly recommended to consult further with consultees as appropriate throughout the 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 and EIA process.

CONTEXT

The Site is approximately 0.742 hectares and bounded by Charles Street (south), Manchester South Junction and Altrincham Railway Viaduct and Granby Row (north), Sackville Street (east) and Princess Street (west). The Site is currently occupied by a former Multi Storey Car Park (4 storeys). Within the ground floor of the building there are 3 vacant commercial units (2 x retail (Use class E) and 1 x Sui Generis Bar). Permission has been granted under application ref no 143741/FO/2025 for the demolition of the building and to prepare site for the proposed development that is the subject of this Scoping Opinion. Also within the site are 11 trees. Of these 6 are in B2 category, which is characterised by moderate quality and value, and 5 in C1 category, which is characterised by low quality and value.

The site lies is designated as Plot H within the former ID Manchester Strategic Regeneration Framework (2023) ('the SRF') now rebranded as 'Sister'. Regeneration within the Sister innovation district seeks to transform the former UMIST campus in Manchester city centre, bringing new offices, homes, leisure, community uses, and public realm to the city.

To the north and northwest, beyond the railway viaduct arches on Granby Row, are a number of residential buildings: Uncle; Granby House; and Salisbury House. Land to the northeast comprises green public space at Vimto Park and the now vacant Sackville Building, which also form part of the Sister masterplan. To the east lies the Paper Science Building and Renold Building and, beyond Renold, Plot C for which planning applications have been approved for a commercial development and new civic square (application ref no's 143024/FO/2025, 143025/LO/2025 and 143060/LO/2025). The Renold Building has recently undergone works to re-activate the building for commercial uses and collaboration spaces related to Sister (approved under application ref no 139124/FO/2024). Further north-east lies Piccadilly Station, Manchester's primary rail hub. Land to the south comprises IQ Weston Hall which is a PBSA building adjoining the Pendulum Hotel and Manchester Conference Centre. An Ibis hotel is located to the southwest of the site. The southern boundary of the SRF Area is the Mancunian Way, beyond which lies the predominantly residential areas of Ardwick, Brunswick, and Hulme.

The Site is not located within a conservation area, the Site's northern boundary abuts the Whitworth Street Conservation Area. George Street Conservation Area is located 430m to the north-west of the Site and Deansgate/Peter Steet Conservation Area is located 484m to the north-west of the Site. Whilst the Site does not contain any heritage assets, it is within the immediate setting of the Grade II listed Manchester and Altrincham Railway Viaduct and Grade II listed buildings along Granby Row, all located to the north. The Renold Building, located east of the Site has recently been Grade II listed.

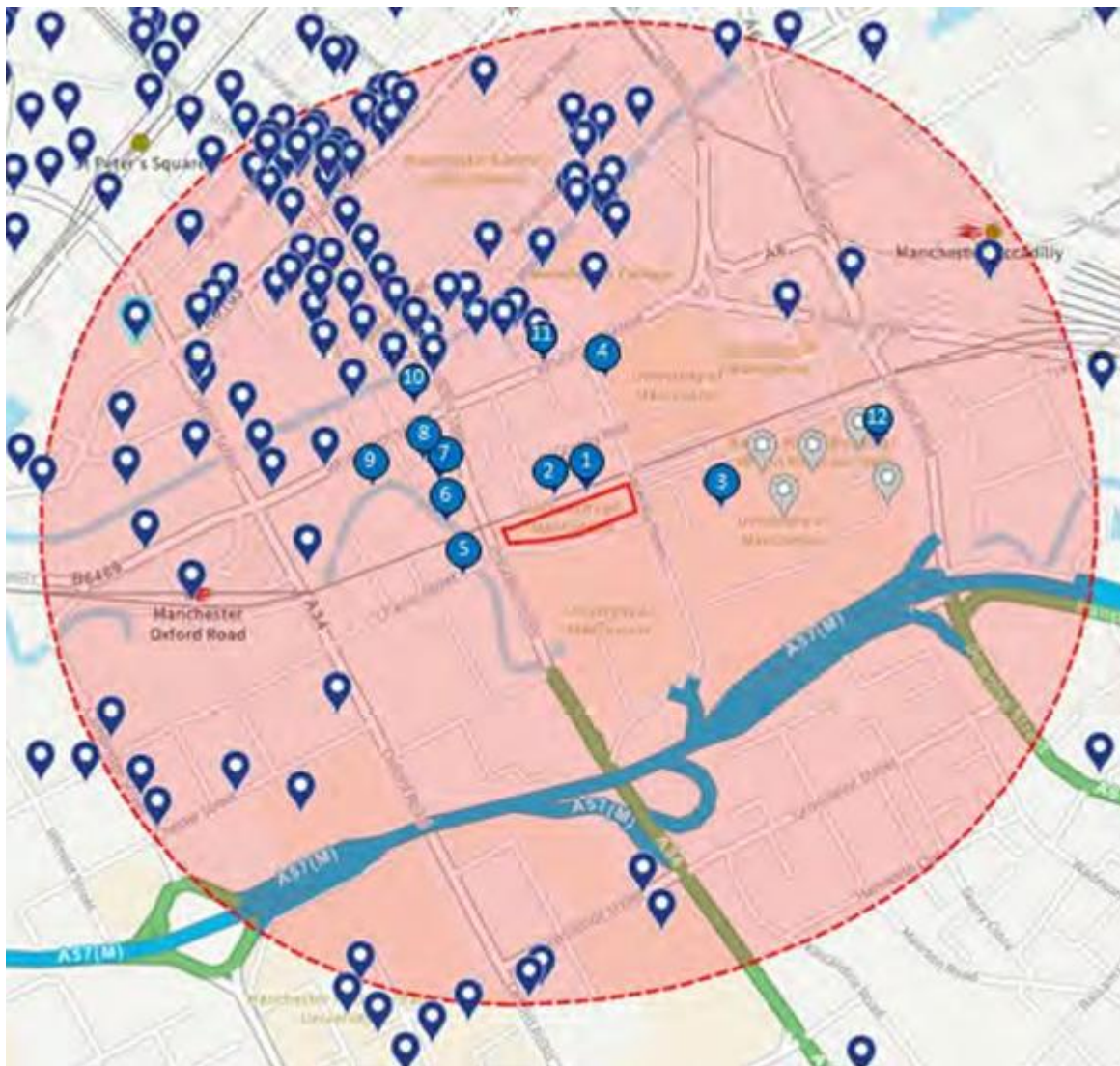
The site lies within a highly accessible City Centre close to Piccadilly and Oxford Road Stations and within walking distance of a number of Metrolink stops. There are high-frequency bus routes on Oxford Road and Whitworth Street.

SENSITIVE RECEPTORS

The site is located within the Greater Manchester Combined Authority Air Quality Management Area (AQMA). The site is not within, nor does it contain, any ecological designations including sites of specific interest (SSSI), sites of biological importance (SB1) or special protection areas (SPA). The site is not located in an Area of Outstanding Natural Beauty (AONB) or any other area designated for its landscape value. The closest watercourse to the site is the River Medlock located to the west of the site but outside of the site boundary.

The Site, is located in Flood Zone 2 and has a medium risk of flooding, meaning there is between a 0.1% and 1% annual probability of river or sea flooding. The site is situated within the Manchester, Salford and Trafford Critical Drainage Area (CDA).

There are approximately 101 designated listed buildings within a 500m radius of the Site boundary.



Due to the high level of built form around the Site it is considered this radius is proportionate for the purposes of this assessment.

PROPOSED DEVELOPMENT

The Proposed Development would involve the redevelopment of the site for PBSA (up to 1,145 PBSA beds) with ground floor flexible retail and community floorspace (excluding hot food) (up to 683.1sqm GIA), amenity space and cycle parking (71 spaces). A new public square would also be created to include all category B2 trees which would be protected during the works. 2 servicing bays and accessible parking spaces would also be provided. Maximum building heights would be 163.68m - Tower 3 (Main Tower) 74.80m - Tower 2 68.53m - Tower 1 50.82m – Podium.

ASSESSMENT OF THE SCOPING REPORT

I have now had a chance to consider your scoping request alongside the consultation responses received and I outline my response below.

Overall, I can confirm that the content of the submitted 'Formal Scoping Opinion Request' is considered to be appropriate and will form a generally appropriate structure for the Environmental Statement. This is also reflected in the nature of the consultation responses issued with this letter. You should note the specific points I have made below within the specific discipline areas which reflect the comments of the consultees and particularly regard must be given to these and those of the City Council, as Local Planning Authority.

These matters should also be included and addressed within the relevant chapters of ES.

Discussion of alternatives

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

The approach to consideration of alternatives detailed within the scoping report is considered to be acceptable. The ES should include an indication of the main reasons for the option chosen, including a comparison of the environmental effects.

Presentation and content of the Environmental Statement

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

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

The information should be presented in a manner which is comprehensible to the specialist and non-specialist alike. The ES should be concise with supporting technical information placed in appendices

Mitigation

Mitigation measures may fall into a range of categories namely:

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

These should be identified in this manner within each of the technical chapters of the ES.

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

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

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

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

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

Cross references and summarising of the findings

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

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

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

ENVIRONMENTAL MATTERS TO BE SCOPED OUT OF THE ES

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

Agricultural Circumstances

The scoping report states the site is on brownfield land in an urban environment. There will be no likely significant effects on agriculture and therefore this topic area can be scoped out of the EIA.

Aviation

The Proposed Development would be above the 90m AOD aviation safeguarding threshold set for developments within the vicinity of an airfield. It is noted that whilst the threshold has been exceeded, consultation is currently being undertaken with NATS and the Manchester Airport Safeguarding Team (which the Airport Safeguarding Group have been encouraged in their response) to brief them on the proposals. It is also noted that the consultation will include confirming the final height and location of the building to ensure that appropriate mitigation is designed into the scheme if required. Mitigation could be secured by way of planning condition. On this basis it is considered that the aviation discipline will not give rise to likely significant effects on the environment and that this discipline can therefore be scoped out of the EIA.

Archaeology

Ground breaking works have the potential to affect buried archaeological remains that may survive within the Site and are considered of low (local) significance in line with ICOMOS guidance and criteria. However, it is noted that any effect would be mitigated prior to construction during archaeological monitoring (a watching brief) and preservation by record. Any necessary mitigation would be secured through a condition of planning in line with paragraphs 207 and 218 of the National Planning Policy Framework. The archaeology scoping assessment has concluded that there will be no likely significant effects in EIA terms arising from the proposed development. On the basis of an archaeological desk-based assessment being submitted to support the proposed scheme Archaeology can be scoped out of the ES.

Broadband Connectivity

The comments within your scoping report are noted and on the basis that the application is supported by a Broadband Connectivity Assessment which demonstrates that sufficient internet services are readily available at the Proposed Development, it is considered that this topic matter can be scoped out of the ES.

Ecology and nature conservation

The comments within your scoping report are noted. The site currently comprises hardstanding buildings, with areas an area of amenity grass, with mature trees to the west of the Plot. It is considered that the habitats on site provide good amenity value, and due to the lack of mature trees within central Manchester, the trees are considered to be of local ecological importance. It must be noted that the River Medlock is located approximately 30m to the west; considerations should therefore be made to protect the River (and downstream designated sites) from pollution during both the construction and operational phases of the proposed development. Mitigation to protect the Medlock can be secured through planning conditions. There is no evidence of protected fauna, including no opportunities for roosting bats within the site. The wider surrounding land use is primarily urban development comprising roads, offices and residential buildings.

There is a lack of any significant areas of habitat with potential to support notable species (including, for example, foraging bats or nesting/foraging birds) an assessment of the structures on Site concludes that there is negligible potential to support nesting birds and roosting bats. Due to this and the lack of biodiversity features on the Site along with its urban location it has been assessed as currently being of limited value for ecology and biodiversity.

It is noted that there is the potential to enhance ecology and biodiversity on the site as part of its redevelopment.

On this basis it is accepted that an ecological assessment can be scoped out of the ES and can instead form part of the supporting documents to the planning application.

Notwithstanding this the following should be submitted to support the application:

- A Phase 1 Habitat Survey, which may help to inform any proposals to improve the nature conservation value of the site / area.
- A Bat survey
- Opportunities for wider environmental gains should also be considered.
- A BNG Metric
- Align with the submission requirements of the GMCA Net Zero Design Guidance including submission of the GMCA Net Zero Proforma

It should be noted should the planning submission be delayed beyond survey season 2026/2027 then the survey would need to be revisited.

Ground conditions

The comments within your scoping report are noted. It is accepted that subject to a site investigation being submitted with the future planning application to update the one written by Arup from 2020, that Ground Conditions can be scoped out of the ES.

Water Resources (including Drainage and Flood Risk)

The comments within your scoping report are noted and are generally acceptable, however the following should be noted:

The proposed development is situated within Flood Zone 2. The Site is at medium risk of flooding from the River Medlock. The Flood Map for Rivers and Sea can be viewed at: <http://maps.environment-agency.gov.uk/>.

The area is situated within the Conurbation Core Critical Drainage Area and in accordance with the Manchester City Council SFRA at least a 50% reduction in surface water runoff should be provided through SUDS as part of any development which is situated on a brownfield site.

Surface water management for the site needs to follow the drainage hierarchy:

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

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

The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for 'major' planning applications which was introduced on 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS). As per the guidance issued by the Department of Communities and Local Government (DCLG), all 'major' planning applications being determined from 6 April 2015, must consider sustainable drainage systems. Due to the size of the development the restriction for implementing SuDS within the site layout is minimal. We would also recommend that SuDS are drawn up within the site layout at the early stages of design.

The suitability of sustainable drainage systems should be assessed in accordance with paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance for Flood Risk and Coastal Change (<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/>).

Sustainable drainage systems should be designed in line with national Non-Statutory Technical Standards for SuDS (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf) and local policies EN08, EN14 and EN17 of the Core Strategy.

Hydraulic calculations and drawings to support the design need to be provided and updated along with proposed standards of operation and maintenance in accordance with paragraph 081 of NPPF Planning Practice Guidance.

On the basis that the above and a commitment to provision of a standalone Flood Risk Assessment and Drainage Strategy to support the Planning application (Section 5.1, Table 5.1, page 25 of the Scoping Report) it is agreed that Water Resources (including Drainage and Flood Risk) can be scoped out of the ES.

Electronic Interference / TV and Telecommunications

There are no comments within your scoping report in relation to TV Reception. However subject to a baseline survey being submitted in support of the application which measures the existing TV signal reception in locations within this area, prior to construction and that a post construction survey will be carried out to measure signal reception once construction is suitable complete (allowing for a "before and after" comparison of signal strength) it is considered that this topic matter can be scoped out of the ES.

Lighting

There are no comments within your scoping report in relation to lighting, however it is considered that Lighting is capable of being scoped out of the ES but information on this should form part of the supporting documents to the planning application.

Waste

There are no comments on this within your scoping report. The approach to waste management should cover management of commercial waste with a waste assessment and a completed waste proforma will need to be provided with the application to demonstrate that the commercial waste storage and collection regime will comply with the requirements of GD07. Subject to this detail and a Site Waste Management Plan ('SWMP') forming part of the supporting documents to the planning application, Waste can be scoped out of the ES.

Accidents and disasters

There are no comments on this within your scoping report however it is considered that the nature of the proposed development is such that it not considered to pose risk of major accidents and/or disasters. As such, accidents and disasters can be scoped out of the ES.

Summary

I agree that the matters you have identified to be scoped out of the ES are appropriate with the addition of TV Reception, Accidents and Disasters, Lighting, and Waste.

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

ENVIRONMENTAL STATEMENT CHAPTERS - SPECIFIC COMMENTS ON THE TECHNICAL CONTENTS

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

Your scoping report advises that the ES will cover the following topic areas.

- *Townscape and Visual Impact*
- *Heritage*
- *Noise and Vibration*
- *Air Quality*
- *Traffic and Transport*
- *Daylight Sunlight and Overshadowing*
- *Solar Glare*
- *Climate Change*
- *Wind*
- *Socio-Economics*
- *Human Health*

Townscape and Visual Impact

The comments within your scoping report including the Receptors and Key views within Appendix 10 Visual Zone of Influence and Key Viewpoints are noted and are acceptable in terms of their consideration in the ES.

It is essential that the ES considers the cumulative impacts of other developments in order to full understand the likely impacts of the Proposed Development.

Heritage

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES.

Noise

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES.

Air Quality

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES.

Transport and Access

The comments within your scoping report are noted. Notwithstanding these please note that the EIA and submitted Transport / Traffic Assessments will need to consider the Holcroft Moss SPD.

On this basis the scope of the assessment outlined in the scoping report is acceptable in terms of their consideration in the ES.

Daylight, Sunlight and Overshadowing

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES.

Solar Glare

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES.

Climate Change

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES subject to consideration of including a broad approach and methodology for assessing the impact on climate change. Impacts and potential mitigation from the other technical chapters should feed into this assessment particularly around management of surface water, waste management, green and blue infrastructure, biodiversity and ecology, travel planning and efficiency of the building fabric,

an assessment of the lifecycle of the building (including management of embodied carbon) and use of renewable energy as part of promoting a low carbon development and reducing emissions and the likely environmental impacts of this.

It should be noted that sensitive receptors should include any adjacent schools and nurseries.

Wind Microclimate

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES.

Socio-economic impacts

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES.

Human Health

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES.

Cumulative impacts

The list of cumulative sites for assessment has been considered in order to assess any cumulative impacts of developments in this part of the City Centre is acceptable in terms of consideration in the ES.

FURTHER INFORMATION

The City Council, as Local Planning Authority, has undertaken 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.

This letter also confirms the matters within part I of Schedule 4 to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that need to be covered within the Environmental Statement.

If you wish to discuss the above please contact Angela Leckie on the above number.

Yours sincerely



Julie Roscoe
Director of Planning, Building Control & Licensing

Fw: CONSULTATION RESPONSE: EIASCO/25/013

From Jennifer Atkinson <[REDACTED]>

Date Tue 09/12/2025 18:23

To Angela Leckie <[REDACTED]>

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]
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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Safeguarding MAN <[REDACTED]>

Sent: 04 December 2025 10:15

To: Jennifer Atkinson <[REDACTED]>

Subject: CONSULTATION RESPONSE: EIASCO/25/013

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EIASCO/25/013|Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)|Plot H Sister Land Bounded By Charles Street To The South, Manchester South Junction And Altrincham Railway Viaduct And Granby Row To The North, Sackville Street To The East And Princess Street To The West Manchester

Our Ref. 2025-668

Dear Jennifer,

Thank you for consulting with the aerodrome safeguarding authority for Manchester Airport on the proposed Plot H, Sister, Manchester, development.

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

other air navigation and communication systems and whether the construction process will present any hazard to aircraft safety.

When considering the type, scale and design of any development within the Plot H area, we therefore recommend that consideration of the relevant aerodrome safeguarding criteria, consultation procedures with ourselves and NATS, and any potential impacts on aircraft safety are addressed. This will principally relate to the predicted 163.68m AOD height of building at this location and whether there is any potential interference to RADAR operations. The developer should also be mindful of the height of construction equipment and the potential need to include obstacle lighting in the building design.

We welcome the developer's commitment to engagement with aviation stakeholders as described in table 5.1 Aviation.

It is important that any conditions or advice in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Manchester Airport, or not attach conditions which Manchester Airport has advised, it shall notify Manchester Airport, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

Sincerely,

MAG Group Aerodrome Safeguarding Authority

Stansted Airport | East Midlands Airport | Manchester Airport

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

[Aerodrome Safeguarding | Manchester Airport](#)

www.magairports.com



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England under Company Number 01990920, with the Registered Office at Enterprise House, Stansted Airport, Bassingbourn Road, Essex CM24 1QW; East Midlands International Airport Limited, a private limited company, registered in England under Company Number 02078271, with the Registered Office at East Midlands Airport, Pathfinder House, Castle Donington, Derby, East Midlands, DE74 2SA; Manchester Airport Group US Holdings Inc, 101 N Wacker Dr STE 101A, Chicago, IL 60606.

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

Our ref: SO/2025/125437/01-L01
Your ref: EIASCO/25/013
Date: 10 December 2025

Dear Jennifer Atkinson,

**REQUEST FOR SCOPING OPINION UNDER PART 4, REGULATION 15 OF THE
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 (AS AMENDED)**

**PLOT H SISTER LAND BOUNDED BY CHARLES STREET TO THE SOUTH,
MANCHESTER SOUTH JUNCTION AND ALTRINCHAM RAILWAY VIADUCT AND
GRANBY ROW TO THE NORTH, SACKVILLE STREET TO THE EAST AND
PRINCESS STREET TO THE WEST MANCHESTER**

Thank you for consulting the Environment Agency (EA) on the above Environmental Impact Assessment (EIA) Scoping Opinion request.

We have reviewed the following report in association with the EIA scoping opinion request EIASCO/25/013:

- i. EIA Screening and Scoping Report - Plot H, Sister, Manchester.
Prepared by Deloitte on behalf of ID Manchester Limited and RG Real Estate Ltd, dated November 2025

Environment Agency Position

As set out in Section 1.10 of the submitted report (i), we acknowledge the applicant's determination that the Plot H development proposal exceeds the threshold criteria specified under Schedule 2, Part 10(b) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. We do not seek to dispute this determination and the associated intention to prepare an Environmental Statement (ES) for the proposed development.

We further acknowledge the contents of Table 4.1 within report (i), which identifies the Environmental Impact Assessment (EIA) disciplines currently proposed to be scoped in and out of the forthcoming ES.

With respect to these identified EIA disciplines, we do not intend to challenge the scoping determinations reached by the applicant/developer. However, we would like to take this opportunity to provide the following comments for consideration.

1. Flood risk

The submitted Scoping Opinion identifies that the site falls within Flood Zone 2 for Fluvial Flood Risk. Although flood risk is to be scoped out, on page 25 of the Scoping Opinion it states that a Flood Risk Assessment (FRA) and a Drainage Strategy will be prepared in support of the proposed development.

We recommend that the FRA identifies the classification of the development using the definitions provided under Annex 3 'Flood Risk Vulnerability Classification' of the National Planning Policy Framework (NPPF). The FRA should consider the potential impacts of climate change in relation to flood risk. Further guidance can be found on the gov.uk website here - <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

The basement level is referenced as being designated for cycle storage, with no current indication that residential usage is being proposed. On this basis, and taking into account the relevant flood risk vulnerability classification, the proposal falls within the scope of being subject to our Flood Risk Standing Advice (FRSA), which can be found on the gov.uk website - <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#minor-extensions-standing-advice>

Should the plans be amended to include residential uses, such as sleeping accommodation at basement level, we advise the vulnerability classification would increase to 'highly vulnerable'. In such circumstances, we request that this change be highlighted to the EA, as it would necessitate further assessment of flood risk and the Exception Test being applicable.

We advise that the Flood Risk Assessment (FRA) prepared for the proposed development should address all sources of potential flooding. We also recommend that the applicant consults early with the Lead Local Flood Authority (LLFA) on issues relating to surface water flood risk management and construction in the vicinity of ordinary watercourses.

2. Groundwater and contaminated land

The site rests upon Principle and Secondary aquifers and is located within an area of historical industrial uses, presenting a potential contamination risk.

We support the identified need for both Phase 1 and Phase 2 Site Investigations to be undertaken and formally submitted, to establish the baseline conditions and identify any areas of contaminated land requiring remedial action. Any planning permission granted would need to include conditions requiring detailed site investigation.

Depending on the outcome of these investigations, a remediation strategy and validation report may be required. The Applicant has stated that the *“Likelihood of contaminants beneath site is low based on Phase 1 undertaken. Phase 2 SI is to be undertaken which will cover off all testing and provide a remediation strategy if required”*. This topic will therefore not be scoped into the ES, which we can support in principle, subject to our comments below and the planning application documents reflecting details as necessary.

We do not concur with the initial considerations stated under Section ‘Ground Conditions’, page 27 regarding site remedial requirements. In accordance with the Environment Agency’s Land Contamination Risk Management (LCRM) [guidance](#) we consider that on-site intrusive investigations must be undertaken to robustly determine the nature and extent of any potential contamination present. Only through such quantitative investigations can the remedial needs of the site be confidently established. We therefore request that this requirement, prepared in accordance with LCRM, is explicitly acknowledged within the assessment to ensure compliance with best practice and regulatory expectations.

Depending on the results of the site investigations and risk assessment, there may be a need to conduct long-term monitoring of controlled waters beneath and around the site. Any boreholes or excavations constructed as part of the site investigation will need to be decommissioned safely as they could act as preferential pathways for mobilised contaminants into controlled waters.

Recognising the concept design of the proposed development (high-rise with basement feature), we anticipate that any planning permission subsequently granted would need to include a condition requiring a piling risk assessment to be submitted for review. Piling or other foundation works using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways.

We would recommend that the council’s Environmental Health team be consulted and engaged with by the applicant, if not already done so.

Please contact me using the details shown below should you have any queries regarding the above.

Yours sincerely,

[Redacted Signature]

EA Green Growth Team, Project Manager & Planning Advisor

Direct e-mail: [Redacted Email Address]

Fw: Application EIASCO/25/013 - Plot H Sister Scoping Opinion - Archaeology

From Jennifer Atkinson <[REDACTED]>

Date Wed 10/12/2025 06:01

To Angela Leckie <[REDACTED]>

Jennifer Atkinson
Principal Planning Manager

Email: [REDACTED]

Tel. [REDACTED]

From: [REDACTED]

Sent: Tuesday, December 9, 2025 8:20:09 PM

To: Jennifer Atkinson <[REDACTED]>

Subject: Application EIASCO/25/013 - Plot H Sister Scoping Opinion - Archaeology

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Good afternoon Jen

RE: Application EIASCO/25/013 - Request for Scoping Opinion - Plot H, Sister Land Bounded by Charles Street to the South, Manchester South Junction and Altrincham Railway Viaduct and Granby Row to the North, Sackville Street to the East and Princess Street to the West, Manchester

Thank you for consulting GMAAS on the above request for a Scoping Opinion.

The application is supported by a Scoping Report prepared by Deloitte in November 2025, which incorporates a detailed archaeological assessment prepared by Civic Heritage as Appendix 6. The assessment concludes that the construction of the multi-storey car park that currently occupies the site almost certainly removed any archaeological remains that did exist. As such, the delivery of the proposed scheme will not have any significant effects on the below-ground archaeological resource.

GMAAS is content with this conclusion and agrees that archaeology can be scoped out of the EIA process.

With kindest regards

[REDACTED]



University of
Salford
MANCHESTER

[REDACTED]
Heritage Management Director
Greater Manchester Archaeological Advisory Service
Centre for Applied Archaeology, Peel Building
School of Science, Engineering & Environment
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EIASCO/25/013

From [REDACTED]
Date Wed 17/12/2025 14:16
To Angela Leckie <[REDACTED]>
Cc Planning <[REDACTED]>

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good afternoon,

Thank you for consulting GMEU on the EIA Scoping Opinion application at Plot H Sister (Charles Street Multi Storey Car Park), Charles Street, Manchester (EIASCO/25/013). I have the following comments:

Based on the submitted EIA Screening and Scoping Report (Deloitte, November 2025), GMEU would agree that ecology can be scoped out of the EIA.

As per the Ecological Assessment (Appendix 5), the site is of limited ecological value given that it comprises a multi-storey carpark only and is located within a densely urban part of Manchester city centre. However, the Ecological Assessment appears to incorporate the car park building only (as per Figure 1.1). From a desktop review, there appears to be a small area of modified/managed grassland present towards the western extent of the site and a few semi-mature/mature trees. The trees could hold potential for roosting bats and nesting birds.

Given the limited ecological value of the site, I would agree that biodiversity/ecology can be scoped out of any EIA that may be required and the ecological aspects can be dealt with through provision of an updated Ecological Appraisal to capture the habitats on the western extent of the site and to provide any further survey, mitigation and enhancement recommendations.

If you have queries relating to this advice, please do not hesitate to contact me.

Kind regards,

[REDACTED]
Ecologist

Greater Manchester Ecology Unit
Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside, SK16 4LA

Tel: [REDACTED]



Please note - upcoming leave between December 19th – January 5th

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Date: 09 December 2025
Our ref: 535362
Your ref: EIASCO/25/013



Manchester City Council
BY EMAIL ONLY

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

T 0300 060 900

Dear Sir or Madam,

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017): Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Location: Plot H Sister Land Bounded By Charles Street To The South, Manchester South Junction And Altrincham Railway Viaduct And Granby Row To The North, Sackville Street To The East And Princess Street To The West Manchester

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 03 December 2025, received on 03 December 2025.

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

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

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

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

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

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

Yours faithfully


Consultations Team

Annex A – Natural England Advice on EIA Scoping

General Principles

[Schedule 4](#) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, sets out the information that should be included in an Environmental Statement (ES) to assess impacts on the natural environment. This includes:

- A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases
- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen
- A description of the aspects of the environment likely to be significantly affected by the development including biodiversity (for example fauna and flora), land, including land take, soil, water, air, climate (for example greenhouse gas emissions, impacts relevant to adaptation, cultural heritage and landscape and the interrelationship between the above factors
- A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium, and long term, permanent and temporary, positive, and negative effects. Effects should relate to the existence of the development, the use of natural resources (in particular land, soil, water and biodiversity) and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely effects on the environment
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment
- A non-technical summary of the information
- An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information

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

Cumulative and in-combination effects

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

An impact assessment should identify, describe, and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment (subject to available information):

- a. existing completed projects;
- b. approved but uncompleted projects;
- c. ongoing activities;
- d. plans or projects for which an application has been made and which are under consideration by the consenting authorities; and
- e. plans and projects which are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects.

Environmental data

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

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

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

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

Biodiversity and Geodiversity

General principles

The [National Planning Policy Framework](#) (paragraphs 192-196) sets out how to take account of biodiversity and geodiversity interests in planning decisions. Further guidance is set out in Planning Practice Guidance on the [natural environment](#).

The potential impact of the proposal upon sites and features of nature conservation interest and opportunities for nature recovery and biodiversity net gain should be included in the assessment.

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

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

Designated nature conservation sites

The proposal is unlikely to adversely impact any European or internationally designated nature conservation sites (including 'habitats sites' under the NPPF) or nationally designated sites (Sites of Special Scientific Interest, National Nature Reserves or Marine Conservation Zones).

Regionally and Locally Important Sites

The ES should consider any impacts upon local wildlife and geological sites, including local nature reserves. Local Sites are identified by the local wildlife trust, geoconservation group or other local group and protected under the NPPF (paragraph 192 and 193). The ES should set out proposals for mitigation of any impacts and if appropriate, compensation measures and opportunities for enhancement and improving connectivity with wider ecological networks. Contact the relevant local body for further information.

Protected Species

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

Conservation of Habitats and Species Regulations 2017

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

The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law. Records of protected species should be obtained from appropriate local biological record centres, nature conservation organisations and local groups. Consideration should be given to the wider context of the site, for example in terms of habitat linkages and protected species populations in the wider area.

The area likely to be affected by the development should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and, where necessary, licensed, consultants.

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

District Level Licensing for Great Crested Newts

District level licensing (DLL) is a type of strategic mitigation licence for great crested newts (GCN) granted in certain areas at a local authority or wider scale. A [DLL scheme for GCN](#) may be in place at the location of the development site. If a DLL scheme is in place, developers can make a financial contribution to strategic, off-site habitat compensation instead of applying for a separate licence or carrying out individual detailed surveys. By demonstrating that DLL will be used, impacts on GCN can be scoped out of detailed assessment in the Environmental Statement.

Priority Habitats and Species

Priority Habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Lists of priority habitats and species can be found [here](#). Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. Sites can be checked against the (draft) national Open Mosaic Habitat (OMH) inventory published by Natural England and freely available to [download](#). Further information is also available [here](#).

An appropriate level habitat survey should be carried out on the site, to identify any important habitats present. In addition, ornithological, botanical, and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present.

The Environmental Statement should include details of:

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

- Opportunities for biodiversity net gain or other environmental enhancement

Ancient Woodland, ancient and veteran trees

The ES should assess the impacts of the proposal on any ancient woodland, ancient and veteran trees, and the scope to avoid and mitigate for adverse impacts. It should also consider opportunities for enhancement.

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

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

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

Biodiversity net gain

Paragraph 193 of the NPPF states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

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

Proposals for mandatory biodiversity net gain should be in line with the Environment Act 2021 and supporting regulations. Further information on biodiversity net gain, including [draft Planning Practice Guidance](#), can be found [here](#)

The statutory [biodiversity metric](#), together with ecological advice, should be used to calculate the change in biodiversity resulting from proposed development and demonstrate how proposals can achieve a net gain.

The metric should be used to:

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

Biodiversity Net Gain outcomes can be achieved on site, off-site or through a combination of both. On-site provision should be considered first. Delivery should create or enhance habitats of equal or higher value. When delivering net gain, opportunities should be sought to link delivery to relevant plans or strategies e.g. Green Infrastructure Strategies or Local Nature Recovery Strategies.

Opportunities for wider environmental gains should also be considered.

Landscape

Landscape and visual impacts

The environmental assessment should refer to the relevant [National Character Areas](#). Character area profiles set out descriptions of each landscape area and statements of environmental opportunity.

The ES should include a full assessment of the potential impacts of the development on local landscape character using [landscape assessment methodologies](#). We encourage the use of

Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013. LCA provides a sound basis for guiding, informing, and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character.

A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in *Guidelines for Landscape and Visual Impact Assessment 2013* ((3rd edition) produced by the Landscape Institute and the Institute of Environmental Assessment and Management. For National Parks and AONBs, we advise that the assessment also includes effects on the 'special qualities' of the designated landscape, as set out in the statutory management plan for the area. These identify the particular landscape and related characteristics which underpin the natural beauty of the area and its designation status.

The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage.

To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials. Account should be taken of local design policies, design codes and guides as well as guidance in the [National Design Guide](#) and [National Model Design Code](#). The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure. It should also set out detail of layout alternatives, where appropriate, with a justification of the selected option in terms of landscape impact and benefit.

Heritage Landscapes

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

Connecting People with nature

The ES should consider potential impacts on access land, common land, public rights of way and, where appropriate, the England Coast Path and coastal access routes and coastal margin in the vicinity of the development, in line with NPPF paragraph 105. It should assess the scope to mitigate for any adverse impacts. Rights of Way Improvement Plans (ROWIP) can be used to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

Measures to help people to better access the countryside for quiet enjoyment and opportunities to connect with nature should be considered. Such measures could include reinstating existing footpaths or the creation of new footpaths, cycleways, and bridleways. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Access to nature within the development site should also be considered, including the role that natural links have in connecting habitats and providing potential pathways for movements of species.

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

Soils and Agricultural Land Quality

Soils are a valuable, finite natural resource and should also be considered for the ecosystem services they provide, including for food production, water storage and flood mitigation, as a carbon store, reservoir of biodiversity and buffer against pollution. It is therefore important that the soil resources are protected and sustainably managed. Impacts from the development on soils and best and most versatile (BMV) agricultural land should be considered in line with paragraphs 187 and 188 of the NPPF. Further guidance is set out in the Natural England [Guide to assessing development proposals on agricultural land](#).

As set out in paragraph 223 of the NPPF, new sites or extensions to sites for peat extraction should not be granted planning permission.

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

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

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

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

Further information is available in the [Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites](#) and

The British Society of Soil Science Guidance Note [Benefitting from Soil Management in Development and Construction](#).

Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue. For example, approximately 85% of protected nature conservation sites are currently in exceedance of nitrogen levels where harm is expected (critical load) and approximately 87% of sites exceed the level of ammonia where harm is expected for lower plants (critical level of 1µg) ^[1]. A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The

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

Government's Clean Air Strategy also has a number of targets to reduce emissions including to reduce damaging deposition of reactive forms of nitrogen by 17% over England's protected priority sensitive habitats by 2030, to reduce emissions of ammonia against the 2005 baseline by 16% by 2030 and to reduce emissions of NO_x and SO₂ against a 2005 baseline of 73% and 88% respectively by 2030. Shared Nitrogen Action Plans (SNAPs) have also been identified as a tool to reduce environmental damage from air pollution.

The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly, or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The ES should take account of the risks of air pollution and how these can be managed or reduced. This should include taking account of any strategic solutions or SNAPs, which may be being developed or implemented to mitigate the impacts on air quality. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (www.apis.ac.uk).

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

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

Natural England has produced '[*Air pollution and development: advice for local authorities. How to assess sector-specific planning applications that could affect air quality on a protected site*](#)'. This standing advice is to help planning authorities understand the impact on statutory protected sites from particular developments that emit specific air pollutants. The advice covers emissions of ammonia (NH₃), nitrogen oxides (NO, NO₂ or NO_x), nitrogen deposition, acid deposition and sulphur dioxide (SO₂).

The standing advice is Natural England's formal statutory advice and is a material consideration. It provides decision makers with the information needed to fulfil their statutory duties when making decisions on planning applications with potential air pollution impacts.

Water Quality

The planning system plays a key role in determining the location of developments which may give rise to water pollution, and hence planning decisions can have a significant impact on water quality, and land. The assessment should take account of the risks of water pollution and how these can be managed or reduced. A number of water dependent protected nature conservation sites have been identified as failing condition due to elevated nutrient levels and nutrient neutrality is consequently required to enable development to proceed without causing further damage to these sites. If your planning application is affected by Nutrient Neutrality, the ES needs to take account of any strategic solutions for nutrient neutrality or Diffuse Water Pollution Plans, which may be being developed or implemented to mitigate and address the impacts of elevated nutrient levels. These solutions or plans should be relevant to the specific planning consultation site. Further information can be obtained from the Local Planning Authority.

Climate Change

The ES should identify how the development affects the ability of the natural environment (including habitats, species, and natural processes) to adapt to climate change, including its ability to provide adaptation for people. This should include impacts on the vulnerability or resilience of a natural feature (i.e. what's already there and affected) as well as impacts on how the environment can

accommodate change for both nature and people, for example whether the development affects species ability to move and adapt. Nature-based solutions, such as providing green infrastructure on-site and in the surrounding area (e.g. to adapt to flooding, drought and heatwave events), habitat creation and peatland restoration, should be considered. The ES should set out the measures that will be adopted to address impacts.

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

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

The ES should also identify how the development impacts the natural environment's ability to store and sequester greenhouse gases, in relation to climate change mitigation and the natural environment's contribution to achieving net zero by 2050. Natural England's [Carbon Storage and Sequestration by Habitat report](#) (2021) and the British Ecological Society's [nature-based solutions report](#) (2021) provide further information.

Contribution to local environmental initiatives and priorities

The ES should consider the contribution the development could make to relevant local environmental initiatives and priorities to enhance the environmental quality of the development and deliver wider environmental gains. This should include considering proposals set out in relevant local strategies or supplementary planning documents including landscape strategies, green infrastructure strategies, tree and woodland strategies, biodiversity strategies or biodiversity opportunity areas.



Historic England

Ms Jennifer Atkinson
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Direct Dial: [REDACTED]

Our ref: PL00800679

22 December 2025

Dear Ms Atkinson

EIASCO/25/013 | Request for Scoping opinion | Plot H Sister Land Bounded By Charles Street To The South, Manchester South Junction And Altrincham Railway Viaduct And Granby Row To The North, Sackville Street To The East And Princess Street To The West Manchester

Thank you for consulting Historic England for a scoping opinion for this site. I have reviewed the documents and have no comments on the Environmental Impact Assessment Screening and Scoping Report (Deloitte, November 2025).

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>.

Yours sincerely,

[REDACTED]

Inspector of Historic Buildings and Areas

[REDACTED]

cc:



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416
HistoricEngland.org.uk

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Fw: EIASCO/25/013 - Plot H Sister (former Charles Street MSCP)

From Jennifer Atkinson <[REDACTED]>

Date Mon 22/12/2025 13:50

To Angela Leckie <[REDACTED]>

Jennifer Atkinson
Principal Planning Manager

Email: [REDACTED]

Tel. [REDACTED]

From: [REDACTED]

Sent: Monday, December 22, 2025 1:29:57 PM

To: Jennifer Atkinson <[REDACTED]>

Subject: EIASCO/25/013 - Plot H Sister (former Charles Street MSCP)

Hi Jennifer,

We agree with ground conditions being scoped out and will await a site investigation being submitted with the future planning application to update the one written by Arup from 2020.

We agree with noise and vibration being scoped in and accept the baseline noise monitoring, we will await the detailed noise and vibration chapter within their Environmental Statement.

We agree with air quality being scoped in and will await their detailed assessment within their Environmental Statement.

Kind Regards

[REDACTED]

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: [REDACTED]

website: www.manchester.gov.uk

Telephone: [REDACTED]

Internal: [REDACTED]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

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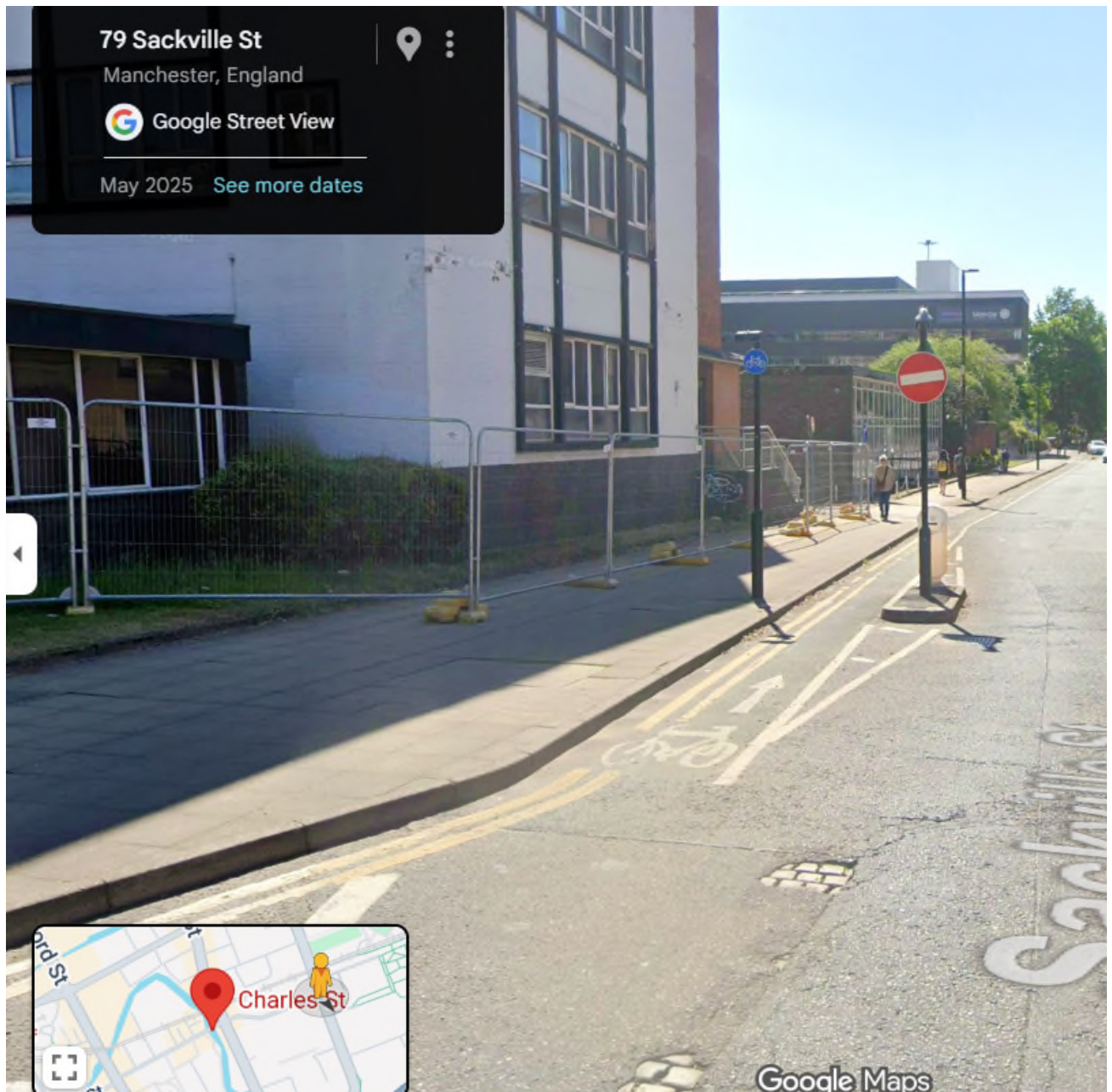
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From: Landuse
Sent: 22 October 2025 20:00
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 606-PREAPP-2025 - Sister Plot H, Charles St - Transport Assessment Scoping Note

Good Evening

TfGM HFAS, UTC and Active Travel have provided the following comments:

- It is noted that no parking is proposed for the development, (with the exception of a small amount of disabled parking and two loading bays outside the development). The TS does provide a trip generation assessment which demonstrates very low vehicle trips and as such no further comments from HFAS are required.
- In addition to John Townsend's (Active Travel) previous comments, Section 4.2 of the Transport Assessment Scoping Note outlines that the development proposes 64 cycle parking spaces (6.2% provision based on spaces per bedroom). It is argued this is based on demand of other PBSA schemes. It is not clear if these are other PBSA schemes in the same context (central Manchester). Regardless, cycle parking should be planned to accommodate future demand as an accessible cycle network is delivered over the coming years to connect the site to surrounding destinations. LTN 1/20 guidance recommends 1 cycle parking space per bedroom.
- In respect of Section 4.1.1 of the Scoping Note, it is queried what measures will be taken to discourage cycling along the pedestrianised Altrincham Street.
- There is no footway on the north side of Charles Street up to Princess Street – this should be provided.
- How the cycle store is to be accessed should be explained to maximise the security of the cycle store.
- CCTV cameras should be included covering the cycle store.
- Cycle tools and pumps should be provided.
- Alternatively and/or in addition 'beryl' bike vouchers should be provided to the students – and a beryl bike locking station provided on the site.
- There is an existing sub-standard cycle route from the site to the Universities along Sackville Street. This route should be upgraded to modern LTN1/20 standards. For example, it could be made two-way segregated with full segregation from the traffic lane on Sackville Street.



- With reference to Section 2.0 the Scoping Note, the existing conditions should include a more extensive audit of the pedestrian and cycle provision in the area using a formal process such as the TfGM streets for all audit process.
- Figure 3 should include street names.

Kind regards

Landuse Team

Highways Department
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG

E-mail [REDACTED]

www.tfgm.com

From: [REDACTED]
Sent: 07 October 2025 09:03
To: Landuse <[REDACTED]>
Cc: [REDACTED]
Subject: 606-PREAPP-2025 - Sister Plot H, Charles St - Transport Assessment Scoping Note

Hello

Please see attached TA Scope for 'Sister Plot H' – located at the MSCP at Charles Street, City Centre. Note this plot is directly opposite Weston Hall which has come in as EIA Scoping Opinion EIASCO/25/009.

We already received some useful comments from John Townsend on the cycle provisions a few weeks back.

Any additional comments on this please let me know.

Many thanks

Kind Regards,

[REDACTED]

BSc (Hons) MSc MCIHT MSoRSA
Highways Development Control Team Manager
Manchester City Council



Mob: [REDACTED]
Email: [REDACTED]
Web: <http://www.manchester.gov.uk>

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

From: [REDACTED]
Sent: 06 October 2025 18:00
To: [REDACTED]
<[REDACTED]>
Cc: L [REDACTED]
Subject: Sister Plot H, Charles St - Transport Assessment Scoping Note

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Hi [REDACTED],

Following our scoping meeting a couple weeks back, please find attached a TA Scoping Note for Sister Plot H at Charles Street. Please note that the appended plans are still work in progress and subject to change.

If you could get back to us with any comments on the proposed scope and methodology, it would be much appreciated.

I've also attached a specification for ATC surveys to be undertaken on Sackville Street and Charles Street. Any comments on the proposed survey scope would also be welcomed.

Many thanks,
Rachel

[Redacted]
Senior Transport Planner
[Redacted]



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[Redacted]
Senior Transport Planner
[Redacted]



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Memorandum

To Jennifer Atkinson

From [REDACTED]

Date 23 December 2025

Subject **EIASCO/25/013**

Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

We have reviewed the above application in relation to highways and our comments are as follows:

EIASCO/25/013 EIA Scoping Response

Sister Plot H, Charles Street, EIA Screening and Scoping Report

Document Submission

Plot H is located within Zone H of the ID Manchester Strategic Regeneration Framework (2023) and sits within the Oxford Road Corridor, as defined by the Corridor Manchester Strategic Vision to 2025, the Oxford Road Spatial Framework (March 2018), and the Oxford Road Corridor Strategic Regeneration Framework Guidance (September 2019).

The existing structures are subject to a separate planning application for demolition (Ref: 143741/FO/2025).

The proposal comprises the development of Purpose-Built Student Accommodation (PBSA) providing up to 1,145 beds, alongside flexible ground floor retail and community space (excluding hot food) of up to 683.1 sqm GIA, amenity areas, and cycle parking. The scheme also includes the creation of a new public square, access arrangements, and associated works. Detailed design is still in progress.

Civic Engineers held a Transport Assessment scoping meeting with MCC highway officers on 5th September 2025. Highways are happy to continue with pre-application discussions were necessary.

It was agreed that a Transport Assessment will be submitted and be supported by a Travel Plan, Student Move In/Move Out Strategy and CEMP. MCC Highways also require a

Waste Management Strategy, Servicing Management Strategy and Delivery Management Strategy.

A Stage 1 RSA should also be provided at planning stage for any proposed reconfiguration of the highway network.

Applicants and consultants should also engage with neighbouring sites to ensure a cohesive and coordinated proposal.

Comments below also incorporate feedback from TfGM.

EIA Transport Chapter - Highways Scoping Response:

The submission confirms that Traffic and Movement will be scoped-in to the Environmental Statement which is welcomed by Highways.

The chapter will outline methods for assessing baseline transport conditions at the site and surrounding area, evaluate transport impacts during construction and operation, and propose mitigation measures to reduce adverse effects.

A separate TA will be prepared and submitted with the planning application, following further pre-application consultation with MCC Highways and TfGM. The TA will provide detailed operational analysis of multi-modal travel linked to the development, while the ES chapter will focus on environmental effects of traffic and movement.

The methodology for assessing effects during the agreed assessment scenarios will be based on the 2023 IEMA Guidelines for the Environmental Assessment of Traffic and Movement with the study area extents based on the following IEMA Guidelines:

- o Rule 1: include highway links where traffic flows will increase by more than 30% due to the Proposed Development or the number of Heavy Goods Vehicles (HGV) will increase by more than 30%; and
- o Rule 2: include highway links of high sensitivity where traffic flows have increased by 10% or more.

Sensitive receptors/road users within the study area and their relationship with the highway environment/sensitive locations will be examined in the ES Traffic and Movement chapter.

The methodology relating to baseline assessment, assessment of impact, and assessment of significance is outlined. Mitigation measures would need to take into consideration the ES and other transport/highways related assessment such as the TA and Stage 1 road Safety Audit.

The above is considered acceptable by Highways.

It is encouraged the pre-application discussions continue between the applicant, consultant, Highways and Planning.

Please note that the EIA and submitted Transport Assessment/s traffic assessment will need to consider the Holcroft Moss SPD.

Construction Management:

During the construction phase of the proposed development, construction traffic management measures will be implemented through a CEMP, which will be secured by planning condition.

The construction of the site could result in the closure of roads and footpaths, physical works within the highway to form new site access points, layout improvements, service upgrades and the need to accommodate regular deliveries of materials and construction equipment. It is acknowledged that the precise nature of the construction related highway effects are difficult to identify in detail until a final construction programme and delivery phasing plan has been undertaken.

It is recommended that the applicant has early engagement with MCCs Event and Network Management Team and work closely to safely manage highway and pedestrian safety during the construction phase.

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

The EIA and following CEMP should identify any mitigation measures necessary to address any significant effects during the construction phase of the proposed development.

MCC Highways would also request that a Construction Environmental Management Plan is conditioned with any planning approval. It is therefore recommended that the CEMP is updated to incorporate the following which are usually required within a CEMP which would work to further reduce environmental impacts:

- o The duration/phasing of construction works and associated vehicle trips;
- o Routing of construction traffic and associated swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Traffic Management measures for vehicles, pedestrians and cyclists;
- o Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality;
- o Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and
- o Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The Applicant should also note that MCC Highways also require information on proposed outline electricity/utility connection works and associated traffic management proposals prior to determination. This should be included within the submitted Transport Statement / Assessment and also assessed as part of the EIA scoping process.

Highways Reference: 17893/FO/2025

Case Ref:	CHA/M1/A/PRE Future development of site after demolition (see 143741/FO/2025) for 8, 10, and 38-storey student accommodation.
Site Name:	Plot H, Charles Street Manchester M1 7AR
LLFA Advice Suitability Stage:	☐ RIBA 0 – 2 (Strategic appraisals, feasibility, and concept design). ☒ RIBA 3 – 7 (to prepare a Planning application and to discharge Planning Conditions for pre-commencement through to handover & occupation).

LLFA Comments 05/11/2025

Site checked in Asset Register	Yes
Data Screen Recommended	Yes – commissioned, see CHA-M1-A-DAT
FRA Required	Yes (trigger): Flood Zone 2

Standard Advice	Notes made during meeting to appraise proposals against the Advice
<u>Standard Advice: Flood Risk Assessment</u> Our standard procedure is that Flood Risk Assessments must comply with the Government Guidance that is live at the time of Planning Application validation.	A FRA has been completed and will be submitted alongside the future application. Product 4 data should be included, detailing the estimated flood level on site (including the 1% AEP plus climate change allowance event), finished floor levels set in accordance with Standing Advice, any details of flood resilience/resistance measures.
<u>Standard Advice: Drainage assets near development</u> It is the applicant's responsibility to ensure proposals take account of drainage assets near the development:	Please refer to the attached 'Watercourse Pre-Determination Requirements Response Template' for the investigation and masterplan details required at planning application stage. These requirements are pre-determination, so cannot be conditioned. A full CCTV survey of the culvert from Sackville Street to the outfall at the River Medlock has

Applicants are expected to carry out appropriate site investigation works on known or indicative drainage assets.

Where existing drainage assets are confirmed in proximity, the applicant is expected to submit a masterplan which illustrates appropriate easements and includes any proposed diversion/realignment plans.

Proposed buildings should not be positioned above culverted watercourses or within the appropriate watercourse easements for culvert or open channel. Masterplan designs should demonstrate that suitable access is provided, to ensure maintenance works can be carried out on the watercourse (for the lifetime of the development).

We advise that insufficient consideration of ordinary watercourses in planning applications can result in an objection to the proposal from the LLFA.

been undertaken, and this must be submitted to support the planning application.

The current proposal includes two sections of build-over, and an area in the south-west very close to the culvert line. A basement will be included, but this will provide an easement from the culvert. Proposed foundations will bridge over the culvert, with piles bored into the bedrock beneath the culvert. The two existing manholes on the culvert within the site boundary will be retained within external areas to improve access.

The applicant has provided a document (25415-ROS-XX-XX-R-C-0150, dated October 2025) which provides evidence of consideration of diversion routes for the culverted Shooters Brook to provide suitable easements through the proposed development, with evidence to support why these are not feasible. It was agreed that the culvert partial build-over option (as presented previously on 25/09/2025) can be progressed.

The culvert strategy has been agreed in principle; however, supporting information is still required at planning application stage. An assessment of the proposals by suitably qualified structural engineers is required:

- Confirmation that the proposed design (including proposed foundations and cross-sections) and masterplan (including the proposed easements/proposed build-overs) are appropriate to avoid over-loading of the culvert, and to ensure the ongoing safety of the culvert and proposed buildings.
- Confirmation that the proposed bored piling foundations strategy is appropriate to prevent damage to the culvert.
- Confirmation that the applicant's proposals will allow them to rehabilitate the culvert in the future should repairs be required. It should be confirmed whether future culvert repairs can be

	undertaken based on the proposed build-overs without posing structural risks to the buildings.
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Standard Condition Clauses (Pre-commencement and Pre-occupation)	Notes made during meeting to appraise proposals against the Clauses
Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.	Applicant should take note of the standard comment. A phase 2 site investigation will take place after demolition including infiltration testing. Two boreholes are present on site. This clause can be conditioned.
Where surface water is connected to the main river, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice.	N/A – current proposal is to use existing manhole connections to the Shooters Brook culvert.
Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.	The current proposal is to use a new connection to an existing manhole on the Shooters Brook culvert. The applicant confirmed that the existing manhole is in good condition and is suitable for future access/maintenance. It was agreed that the discharge of surface water from the proposed development limited to the greenfield rate using the existing manhole was acceptable. Using an existing manhole on the culverted watercourse does not require land drainage consent. If installation of new manholes on the watercourse becomes necessary, this would require land drainage consent.
Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements	N/A – current proposal is to use existing manhole connections to the Shooters Brook culvert.

into account. An email of acceptance of proposed flows and/or new connection will suffice.	
Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.	Applicant should take note of the standard comment.
Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.	Applicant should take note of the standard comment.
Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.	Applicant should take note of the standard comment.
A finalised drainage layout showing all components, outfalls, levels and connectivity.	Applicant should take note of the standard comment.
An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.	Applicant should take note of the standard comment.
Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.	Applicant should take note of the standard comment.
Where a sewer diversion is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.	N/A – no public sewer diversions are currently proposed.
Where a sewer build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.	N/A – no public sewer build-overs are currently proposed.
A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.	Applicant should take note of the standard comment.

Manchester City Council LLFA

An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.	Applicant should take note of the standard comment.
A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).	Applicant should take note of the standard comment.
Construction details of flow control and SuDS elements.	Applicant should take note of the standard comment.
A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).	Applicant should take note of the standard comment.
Finished floor levels and proposed ground levels plan.	Applicant should take note of the standard comment.
Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.	N/A.

Important Information

- Our review and advice are proportional to the development stage of the proposal. Details of LLFA Advice Suitability Stage are in the top table of page 1.
- Where LLFA Advice Suitability Stage is RIBA 3 – 7, formal Planning submissions must contain information at approvable standard for all above clauses to avoid or discharge a Condition.
- Some matters cannot be Conditioned because they affect proposal viability. The LLFA may recommend an Objection if applications do not contain viability information to support the Planning Application. This includes but is not limited to inconsideration of drainage assets near development, inconsideration of flood risk assessment, inconsideration of securing at least one viable option to drain the site.
- This review has been made based on information presented in the MS Teams meeting 05/11/2025.