



**MANCHESTER
CITY COUNCIL**

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5th January 2026

Our reference: EB/DMN/EIASCO/25/012

Dear Mr Risdon,

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

SCOPING REQUEST UNDER PART 4 REGULATION 15(1)

**'SITE OFF LORD STREET, MANCHESTER' – DEVELOPMENT OF A 23
STOREY TOWER PROVIDING 221 RESIDENTIAL UNITS ("THE PROPOSED
DEVELOPMENT")**

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

Thank you for your request dated 20 November 2025 for a Scoping Opinion at the above site.

In coming to a formal opinion on the scope of the Environmental Statement ("ES"), Manchester City Council, as Local Planning Authority, has considered the supporting information contained within your *'Request for Scoping Opinion'* prepared by yourselves, on behalf of the Applicant Manchester City Council, and the comments from statutory consultees.

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

The Proposed Development is considered an EIA development as it falls within the description and thresholds in Schedule 2, Section 10 (Urban Development Projects) of the EIA Regulations as an 'Urban Development Project' which has the potential to have significant effects on the environment. In accordance with Schedule 2, 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.
- (d) the environmental features likely to be significantly affected by the development.

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

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

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

Your report of November 2025 sets out the proposed chapters that the ES will cover, and the disciplines which you believe should be scoped in and out of the EIA.

These are as follows:

Scoped In -

- Daylight/Sunlight:
 - o Assessment of the impact on residential accommodation, including impact on Daylight and Sunlight Amenity of habitable rooms and Sunlight Amenity of identified external amenity spaces
- Wind
- Socio- Economic and Human Health:
 - o Housing
 - o Open Space, Leisure and Play
 - o Employment and Income - increase
 - o Built Environment
- Climate Change and Greenhouse Gases
- Townscape and Visual Impact:

- Height/Scale, massing, grain and skyline contribution
- Visual amenity of the public realm
- Heritage-related views
- Cumulative Visual/Townscape Effects

Scoped out -

- Daylight and Sunlight:
 - Impact on residential buildings not identified in the report and on commercial buildings.
- Socio- Economic and Human Health:
 - Risk Taking behaviour
 - Diet and Nutrition
 - Employment and Income – increase or reduce opportunities
 - Transport modes
 - Relocation
 - Community identity, culture, resilience and influence
 - Social participation, interaction and support
 - Education and training
 - Air Quality
 - Water Quality
 - Land Quality
 - Radiation
 - Crime and Community Safety
 - Climate Change
 - Health and Social Care Services
- Townscape and Visual Impact:
 - Views beyond 1km
 - Private interior views
 - Glare/Reflectivity Studies Transport and Access
- Ecology:
- Water Resources and Flood Risk
- Ground Conditions
- Transport
- Noise and Vibration
- Materials and Waste
- Aviation
- Archaeology
- Major Incidents and Disasters

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

CONSULTATIONS

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

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

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

- Natural England
- Environment Agency
- Greater Manchester Ecology Unit (GMEU)
- Greater Manchester Archaeology Advisory Service (GMAAS)
- Historic England
- United Utilities
- Cadent Gas
- City Council Highway Services
- City Council Environmental Health
- City Council Flood Risk Management
- City Council Arborist
- City Council City Centre Regeneration
- City Council Housing Strategy
- Aerodrome Safeguarding
- Design for Security at Greater Manchester Police.

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

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

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

CONTEXT

The site is bound by Cheetham Hill Road to the west, Lord Street to the north and Fernie Road to the east and by a Texaco Petrol Station to the south.

The development site is approximately 0.18 hectares. It is a rectangular site containing vacant derelict land with one disused building and has been most recently occupied by seven commercial units.

The area is dominated by commercial premises, residential use, and offices associated with the Strangeways Warehouse district.

HMP Manchester lies approximately 330m to the west of the site. To the south of the site is Park Place, and the building at 25-31 Cheetham Hill Road is a bank.

The Green Quarter, a residential development, is located close to the site and is a primarily residential area with buildings that are 8-16 storeys tall.

The nearest listed buildings to the Site are the Roman Catholic Church of St Chad and Presbytery (and churchyard walls) on Cheetham Hill Road (Grade II), the former synagogue at 19 Cheetham Hill Road (Grade II) and various structures associated with HMP Manchester (Strangeways) (Grade II)

The site is within walking distance of the City Centre where there are many public transport connections. Both Victoria Station and Shudehill Interchange are approximately 10 minutes' walking distance from the site, providing train, tram and bus links.

SENSITIVE RECEPTORS

The development site is located within the Greater Manchester Combined Air Quality Management Area (AQMA) along Cheetham Hill Road.

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 located in Flood Zones 1. The site is also situated within the Manchester, Salford and Trafford Critical Drainage Area (CDA).

The development site is not located within a Conservation Area and the site does not contain any listed buildings. There are listed buildings close to the development site.

PROPOSED DEVELOPMENT

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

The Proposed Development would consist of the following works:

- Demolition of existing structures and site enabling works
- Erection of a 23-storey building, including a 935sqm basement to form 221 residential apartments, including 4 town houses (Use Class C3a).
- The development would be car free and include cycle parking.

ASSESSMENT OF THE SCOPING REPORT

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

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

Discussion of alternatives

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

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

Presentation and content of the Environmental Statement

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

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

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

Mitigation

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

- avoidance of impacts.
- reduction in the magnitude of impacts; or

- compensation for losses incurred through unavoidable impacts.

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

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

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

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

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

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

Cumulative effects

The committed developments summarised in table 4.5 of your Scoping Report appears to be acceptable.

Cross references and summarising of the findings

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

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

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

ENVIRONMENTAL MATTERS TO BE SCOPED OUT OF THE ES

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

- Ecology:
- Water Resources and Flood Risk
- Ground Conditions
- Transport
- Noise and Vibration
- Materials and Waste
- Aviation
- Archaeology
- Major Incidents and Disasters
- Daylight and Sunlight:
 - o Impact on residential buildings not identified in the report and on commercial buildings.
- Socio- Economic and Human Health:
 - o Risk Taking behaviour
 - o Diet and Nutrition
 - o Employment and Income – increase or reduce opportunities
 - o Transport modes
 - o Relocation
 - o Community identity, culture, resilience and influence
 - o Social participation, interaction and support
 - o Education and training
 - o Air Quality
 - o Water Quality
 - o Land Quality
 - o Radiation
 - o Crime and Community Safety
 - o Climate Change
 - o Health and Social Care Services
- Noise and vibration:
 - o ground-borne noise
 - o tranquil areas
 - o vibration during operation only
 - o traffic noise during operation only.
- Townscape and Visual Impact:

- Views beyond 1km
- Private interior views
- Glare/Reflectivity Studies Transport and Access

Air Quality

Air quality can be scoped out of the EIA as the Scoping Report submitted includes an Air Quality Assessment prepared by Redmore dated 16th October 2025 and referenced 9835r1. The content of this report can be agreed, and this report should be submitted as part of the planning application. The construction management plan for the development should include the mitigation measures within table 15 for control of fugitive dust emissions during the demolition and construction process. This CMP should also be submitted as part of the application.

Archaeology

Archaeology can be scoped out of the EIA as a 2016 archaeological assessment was produced as has informed the scoping report. The planning application should be supported by a suitable desk-based assessment. The need for intrusive archaeological investigation can be determined in due course once the design has been finalised and these works can be secured by a planning condition.

Ecology/Biodiversity

Ecology/Biodiversity can be scoped out of the EIA. The planning application should be supported by a suitable ecological assessment and a BNG Statement. Potential ecological issues including bats, nesting birds, and biodiversity net gain/ecological enhancements. 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.

Ground Conditions

Ground Conditions can be scoped out of the EIA. The planning application should be supported by a suitable assessment.

Noise

Noise and Vibrations can be scoped out of the EIA subject to clarification. The planning application should be supported by a acoustic assessment and recommendations with regard to building insulation to address noise break in to the residential units from external noise and noise transfer from the ground floor and mezzanine commercial units. An AVO overheating assessment will also be required for the residential apartments. Assessment of noise breakout from the commercial and mezzanine units will be required and assessment of noise from any plant associated with the commercial units and also noise from the building ventilation system with regard to our noise criteria and recommendations providing for any insulation/ mitigation measures required. Please see the Environmental Health comments in full which are appended to this letter.

Transport

It is not agreed that Highways can be scoped out of the EIA. The statement shall include the information required by Highway Services within their comments that are attached to this letter.

Water Resources, Drainage and Flood Risk

Flood Risk and Drainage can be scoped out of the EIA. A Flood Risk Assessment and Drainage Strategy must be submitted to support the Planning Application. This should demonstrate design compliance with national and local policy.

Proposals for surface water attenuation are 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.

Heritage

Heritage cannot be scoped out of the EIA. Given the magnitude of the development the impact on the significance of the nearby heritage assets is required to be assessed.

Townscape and Visual Impact

Townscape and Visual Impact must be scoped into the EIA. It is however agreed that views beyond 1k, private interior views and glare/reflectivity Studies Transport and Access can be scoped out with all other relevant assessments scoped in to understand the full impact on the rich character surrounding the site.

Socio- Economic and Human Health

It is also proposed to scope the following assessments out of this section of the EIA:

- Risk Taking behaviour
- Diet and Nutrition
- Employment and Income – increase or reduce opportunities
- Transport modes
- Relocation
- Community identity, culture, resilience and influence
- Social participation, interaction and support
- Education and training
- Water Quality
- Land Quality
- Radiation
- Crime and Community Safety
- Climate Change
- Health and Social Care Services

Climate change cannot be scoped out of the EIA. Given the magnitude of the development all climate change issues are required to be assessed.

All of the other above Socio- Economic and Human Health assessments can be scoped out, but the following information would be required as part of the application.

- A completed Local Labour template for the construction period
- An Energy Statement
- A Crime Impact Statement

Daylight and Sunlight

The following can be scoped out of this section of the EIA:

- Impact on residential buildings not identified in the report and on commercial buildings.

Materials and Waste

Materials and waste can be scoped out of the EIA on the basis of the IEMA Guidance (Ref 8.1) (page 14).

The planning application should be supported by a description of the materials. These materials should be sought from as local suppliers as possible.

Waste management will be expected to comply with City Council requirements and waste will be required to be disposed of as sustainably as possible.

Aviation

Aviation can be scoped out of the EIA due to the distance between the site and Manchester Airport and flight paths.

Major Incidents and Disasters

I note that the proposed development does not pose a risk of major accident and/or disaster. As such, I can confirm that accidents and disasters can be scoped out the ES.

Summary

I agree that the matters you have identified to be scoped out of the ES are appropriate with the exception of heritage and highways.

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

ENVIRONMENTAL STATEMENT CHAPTERS - SPECIFIC COMMENTS ON THE TECHNICAL CONTENTS

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

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

- Daylight/Sunlight:
 - o Assessment of the impact on residential accommodation, including impact on Daylight and Sunlight Amenity of habitable rooms and Sunlight Amenity of identified external amenity spaces
- Wind
- Socio- Economic and Human Health:
 - o Housing
 - o Open Space, Leisure and Play
 - o Employment and Income - increase
 - o Built Environment
- Climate Change and Greenhouse Gases
- Townscape and Visual Impact:
 - o Height/Scale, massing, grain and skyline contribution
 - o Visual amenity of the public realm
 - o Heritage-related views
 - o Cumulative Visual/Townscape Effects

As highlighted above, you should also include Heritage and Highways within relevant chapters within the ES.

General Comments

For planning purposes, the development site is located in a Strategic Housing Location (policy H2) of the Manchester Core Strategy (2012) together with forming a component of the Great Ducie Street Strategic Regeneration Framework Area.

The significance of the site should be reflected throughout the ES. The Environmental Chapters must therefore consider the impacts of the Proposed Development on this context in order to determine any wider significant environmental impacts.

Climate Change

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

Human Health

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

Sunlight, Daylight and Overshadowing

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

Townscape and Visual Impact

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

Socio economics

Socio economic impacts should be scoped into the EIA.

FURTHER INFORMATION

The City Council, as Local Planning Authority, has undertaken a thorough consideration of the information contained within your Scoping Report together with providing comments from relevant statutory consultees. The issuing of this Scoping Opinion does not preclude the City Council, as Local Planning Authority, from requesting further information at a later stage as the development proposals evolve or whilst a future planning application is being formally considered.

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

Yours sincerely



Dave Roscoe

Deputy Director of Planning