



**MANCHESTER
CITY COUNCIL**

Julie Roscoe

Director of Planning, Building
Control and Licensing
PO Box 532
Town Hall
Manchester M60 2LA

Contact: Lucy Harrison

Tel: 0161 234 5795

Email:

lucy.harrison@manchester.gov.uk

10 February 2026

Our reference: EIASCO/25/011

Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

FAO: Matthew Lam

Dear Mr Lam

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

**Opinion on Scope of an Environmental Statement under Regulation 15
50-54 Red Bank, Manchester**

I write further to your request in respect of the above received on 31 October 2025.

It is noted that the site is brownfield land measuring approximately 0.4ha and there are significant level changes across the site. It comprises a 1-2 storey brick building housing an independent events space, and vacant land with hardstanding, 1 no. tree and secondary vegetation. The invasive plant Japanese Knotweed is prevalent across the site.

The site is located to the north of Manchester City Centre and forms part of the South Park area of the Northern Gateway Strategic Regeneration Framework (SRF) area, now known as ‘Victoria North’. It is bounded by Red Bank to the west, Red Bank viaduct to the east, Roger Street to the south and vacant parcels of land to the north.

Land to the north and east of the site is generally vacant and forms part of wider proposals, under the Victoria North/Red Bank Masterplan, for a residential-led development being delivered by a Manchester City Council and

FEC joint venture. This would include homes together with commercial, social and community uses, as well as improved green space, including on top of the viaduct structure, and sustainable transport routes.

Land to the west and southwest largely comprises residential accommodation and commercial buildings, with commercial / food and beverage uses contained within the Red Bank arches to the south. The rail/tram transport hub of Victoria Station lies further to the south.

The site is not in a conservation area and does not contain any designated heritage assets. Cathedral Conservation Area lies 513 m to the south-west of the site and Shudehill Conservation area is 461m to the south-west of the site. There are 19 listed buildings within 500m of the site, the closest being Roman Catholic Church of St Chad and attached Presbytery and Boundary Walls (Grade II), St Chad's Cheetham Hill First World War Memorial Cross (Grade II), Former Free Library (Grade II), Knowsley Hotel (Grade II), Cheetham Town Hall (Former) (Grade II), Cheetham Town Hall Annexe (Former) (Grade II), Union Bridge (Grade II), Charter Street Mission (formerly Charter Street Ragged School and Working Girls' Home) (Grade II), Ashton House (Grade II), Former Synagogue (Grade II) and Manchester Jewish Museum (Grade II*).

The proposal is to submit two planning applications for full planning permission for 2 residential buildings with ground floor flexible commercial uses (Phases A and B – Application 1), and public realm improvements, including the southern section of the site (Phase C – Application 2). The residential phases would comprise two blocks of up to 20 and 47 storeys providing 561 units (Block A 139 units and Block B 422 units) with associated amenity; commercial floorspace (Use Class E/Sui Generis); cycle parking; and accessible car parking.

In coming to a formal opinion on the scope of the Environmental Impact Assessment (EIA), Manchester City Council, as Local Planning Authority, has taken into account the supporting information contained within your Scoping Report.

I have now had a chance to consider your scoping request and I outline my response below. The scoping report has been the subject of consultation in accordance with the EIA Regulations.

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 (ES). This is also reflected in the nature of the consultation responses, although there are some issues that should be scoped in, which are set out below. You should note the specific points which have been made and particular regard should be given to these.

The following consultees were asked to comment on your request and full copies of the comments from those who responded are provided to you with this letter:

- Manchester City Council (MCC), Head of Regulatory and Enforcement Services (Contaminated Land Section and Pollution Services)

- MCC, Head of Engineering Services (Highways)
- MCC, Flood Risk Management Team (Lead Local Flood Authority (LLFA))
- Greater Manchester Archaeological Advisory Service
- Greater Manchester Ecological Unit
- Environment Agency
- Transport for Greater Manchester (TfGM) (included in the MCC Highways response)
- Natural England
- Canal and River Trust
- United Utilities
- Historic England
- Manchester Airport Safeguarding (MAGS)
- National Air Traffic Services (NATS)

Scoping Report

I have the following specific comments to make in respect of the scoping report:

Items Proposed to be Included as Technical Chapters and Scoped In

Air Quality

The comments within your scoping report are noted and are acceptable in terms of their consideration within the ES. However, please note MCC Environmental Health's comments in their consultation response, which should be included for consideration within the ES.

Climate Change

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

Daylight/Sunlight/Overshadowing

The comments within your scoping report are noted and are acceptable in terms of their consideration within the ES. The assessment should include NSL Contour Diagrams, Waldram Diagrams, and colour coded window maps showing the VSC and APSH results.

Ground Conditions

The comments within your scoping report are noted and are acceptable in terms of their consideration within the ES. The Preliminary Risk Assessment will need to be revised to include the southern area of the site and you should take into account the consultation comments made by MCC Environmental Health and the Environment Agency.

Heritage

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

Human Health

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

Noise and Vibration

The comments within your scoping report are noted and are acceptable in terms of their consideration in the ES. However, please note MCC Environmental Health's comments in their consultation response, which should be included for consideration within the ES.

Socio-Economics

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

Solar Glare

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

Townscape and Visual Impact

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

Wind

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

Cumulative Impacts

The scope of developments listed within Appendix 2 of the Scoping Report and the assessment of cumulative effects are considered to be acceptable and there are no additional schemes that would need to be included at this time.

Items Proposed to be Scoped Out

The City Council has considered the following remaining matters which you propose to scope out of the EIA:

Aviation; Electronic Interference; Transport; Archaeology; Ecology; and Water Resources (Flood Risk and Drainage).

With regard to these matters, the comments within your scoping report and addendum are noted and the City Council is in agreement that these matters can be scoped out of the EIA. This is provided that the applications are supported by the appropriate documentation as detailed within your scoping

report, including details of any mitigation to minimise any effects as a result of the development, and including any details raised by the statutory consultees in their responses (copies attached).

As a result of consultation with statutory consultees at this time, additional areas of work are not expected to form part of any EIA, other than those mentioned above. However, the Local Planning Authority reserves the right to seek further information in connection with the Environmental Statement as matters arise.

Should you wish to discuss any of the above, please contact Lucy Harrison.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Licensing and Building Control

Fw: EIA Regulation Request for Scoping Opinion - 50 - 54 Red Bank

From Planning [REDACTED]
Date Wed 05/11/2025 12:44
To Lucy Harrison [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: National Planning Function [REDACTED]
Sent: 05 November 2025 11:24
To: Planning [REDACTED]
Subject: RE: EIA Regulation Request for Scoping Opinion - 50 - 54 Red Bank

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Good morning,

The Canal & River Trust is a statutory consultee in Article 18 and Schedule 4 Paragraph z(a) of the Town and Country Planning (Development Management Procedure) (England) consultations with us, in our capacity as a Statutory Consultee was issued to Local Planning Authorities in March 2023 for use from 1 April 2023. It comprises three zones that re development.

This application falls outside the notified area for its application scale and location. We are therefore returning this application to you as there is no requirement for you to consul

We are happy to comment on particular applications that fall outside the notified areas where there are relevant circumstances. If you would like the Canal & River Trust's comm consultation when you send it.

Should you have a query in relation to consultation or notification of the Canal & River Trust on planning applications, please email us at planning@canalrivertrust.org.uk. For th our planning buffer from our website [here](#).

Regards,

[REDACTED]
Planning and Data Support Technician
My working days (8AM-12PM) are Monday, Tuesday, Wednesday and Thursday

Email: [REDACTED]
[Planning and design | Our specialist teams](#)



**Canal &
River Trust**
Making life better by water

Our head office address is: Canal & River Trust, National Waterways Museum, Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire - CH65 4FW

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From: [REDACTED]
Sent: 04 November 2025 11:53
To: National Planning Function [REDACTED]
Subject: EIA Regulation Request for Scoping Opinion - 50 - 54 Red Bank

Please see attached request for scoping opinion under reference EIASCO/25/011.

Regards,
Information, Delivery & Support Team,
Planning, Building Control & Licensing,
Manchester City Council, P O Box 532, Manchester M60 2LA

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Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

Cadw mewn cysylltiad

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Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

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

Our ref: SO/2025/125384/01
Your ref: EIASCO/25/011
Date: 10 November 2025

Dear Lucy Harrison,

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

50 - 54 Red Bank Manchester M4 4HF

Thank you for consulting the Environment Agency on the above Environmental Impact Assessment (EIA) Scoping Opinion on 4 November 2025.

Environment Agency Position

We have reviewed the submitted EIA Scoping Opinion:

- EIA Screening and Scoping Report, 50-54 Red Bank, Manchester. Prepared by Deloitte, dated October 2025

The site is located above a Principal Aquifer (Chester Formation sandstone), beneath superficial deposits, and is identified as brownfield land with a history of industrial and commercial use. We expect the Environmental Impact Assessment to consider the impacts the development may have in relation to contamination at the site and detail any required mitigation measures to prevent an adverse impact on the water environment.

In addition, where historic uses have led to contamination of the soils and/or groundwater beneath the site, the developer should address risks posed to controlled waters by referring to the published Environment Agency [land contamination technical guidance](#) available on the direct.gov website.

The developer should also refer to the [EA's Approach to Groundwater Protection](#) (2018) and ensure that any remediation proposals are consistent with our position statements, particularly those relating to the protection of aquifers and the use of sustainable drainage systems.

Yours sincerely,


Planning Specialist


Application Reference EIASCO/25/011 - 50-54 Red Bank - Scoping Opinion (Archaeology)

From [REDACTED]
Date Wed 05/11/2025 16:40
To Lucy Harrison [REDACTED]

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Good afternoon Lucy

RE: Application Reference EIASCO/25/011 - Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) – 50-54 Red Bank, Manchester

Thank you for consulting GMAAS on the above request for a Scoping Opinion on archaeological interests in the proposed development area.

The application site does not contain any designated heritage assets, although it is an area of some local historic interest. In particular, the site was developed from the early 19th century as an area of densely packed workers' housing, which included types of various plan forms, any surviving below-ground remains of which could potentially be of some archaeological interest.

The applicant has submitted an EIA Scoping Report, prepared by Deloitte in October 2025, which identifies that the proposed development falls within Schedule 2 (10b) of the EIA Regulations. The Scoping Report includes a short section on archaeology (paragraphs 5.13 – 5.17) that summarises the baseline conditions and identifies sites of potential archaeological interest within the development area. It is concluded that there will be no likely significant effects in EIA terms arising from the proposed development and archaeology can be Scoped Out of any subsequent Environmental Statement.

GMAAS was consulted during the preparation of the Scoping Report and agrees with the conclusion that the below-ground archaeology has the potential to be of local significance but is not of sufficient interest to warrant further consideration as part of the EIA process. It is anticipated, however, that intrusive archaeological investigation will be carried out in advance of the proposed development works in due course, the scope and extent of which will be guided by an archaeological desk-based assessment that should be prepared and submitted in support of a future application. GMAAS will be content to see any such work secured through a negative planning condition attached to consent, and carried out in accordance with an agreed Project Design.

With kindest regards

[REDACTED]



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



EIASCO/25/011

From [REDACTED]
Date Wed 26/11/2025 07:07
To Lucy Harrison [REDACTED]

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Hi Lucy,

Thank you for consulting the GMEU.

I would agree with the submitted EIA screening and scoping report that ecology can be scoped out of any Environmental Impact Assessment that may be required. Potential ecological issues include bats, nesting birds, invasive species and biodiversity net gain, which can be dealt with through provision of an ecological appraisal and BNG assessment/statement.

Kind regards,

[REDACTED]

[REDACTED]

Ecology Planning Manager
Greater Manchester Ecology Unit (GMEU)

Please note that my working days are Tuesday to Friday

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Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

Tel. [REDACTED]

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50-54 Red Bank Scoping Opinion EIASCO/25/011

From [REDACTED]
Date Tue 25/11/2025 14:03
To Lucy Harrison [REDACTED]

Hi Lucy

Please see comments for the above scoping opinion:

Air Quality – To be scoped in which we can accept.

We will recommend conditions for impact and future occupier exposure and also with regard to EVCPs and boiler emissions. The full AQ report will need to be submitted for review with the application with mitigation measures recommending where required for exposure such as mechanical ventilation with clean air intakes/filters, detailing their placement, specification, and maintenance, demolition and construction dust mitigation and details of the proposed EVCP's with reference to our guidance and confirmation any gas fired boilers will meet the criteria outlined in the IAQM guidelines.

Initial contact prior to the scoping report suggested the site will be car free although the scoping opinion report advises car parking spaces will be provided so this will need to be confirmed in the report and where parking spaces are provided recommendations will need to be provided with regard to the provision of EVCPs.

Ground Conditions – To be scoped in which we agree with.

The scoping report advises that a Preliminary Risk Assessment was completed in 2022 but the southern area of phase C was not included in the assessment so the PRA will need to be revised and submitted with the application to include assessment of this part of the development site. We will recommend a condition regarding ground conditions.

Noise and vibration – To be scoped in which we agree with

In addition to the comments provided in the assessment methodology in the scoping report, the full acoustic assessment will need to present the LA90 as a single figure rather than as a range. Any fixed plant, including any plant located within plant rooms and / or behind louvred extract/ intake will need to be selected and / or mitigated so not to exceed 5dB below the LA90 at the nearest receptors. Receptors will include newly introduced receptors at the site, neighbouring residential and any neighbouring commercial properties.

The assessment with regard to noise break in and façade / glazing recommendations will also need to include comment and assessment of noise from the train lines.

We will recommend conditions for insulation / noise break in to the new apartments from external noise sources and transfer from retail / commercial / gym uses, noise break out from the retail and commercial spaces and also a condition regarding any mechanical plant associated with the development.

Outside of the above, at this stage it is expected that we will recommend conditions with regard to fume and odour from any kitchen extraction equipment, hours of use for the commercial units and servicing / delivery hours, demolition and construction management plan. The CMP will need to include the construction phase dust mitigation measures that will be recommended in the AQ assessment and will need to include a section on noise and vibration.

We will also recommend a condition with regard to commercial and residential waste. The developer will need to review the MCC GD04 document with regard to the necessary requirements for residential and commercial waste. It is essential that suitable refuse space is provided to meet the criteria and that the domestic waste collection proposals meet the criteria in GD04 and comply with the MCC waste collection regime. Schemes that do not fully comply with the criteria in this document will not be accepted so it is essential that the developer fully reviews this document and develops the waste strategy to meet the requirement at this stage of development.

There may be other conditions or other comments additional to the above once the full application and assessments have been submitted.

Kind regards

[REDACTED]

[REDACTED]

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

email: [REDACTED]

website: www.manchester.gov.uk

Tel: [REDACTED]

Internal: [REDACTED]

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Historic England

Ms Lucy Harrison
Manchester City Council
Planning
PO Box 532
Town Hall
MANCHESTER
M60 2LA

Direct Dial: [REDACTED]

Our ref: PL00800388

19 November 2025

Dear Ms Harrison

**Request for Scoping opinion | 50 - 54 Red Bank Manchester M4 4HF |
EIASCO/25/011**

Thank you for consulting Historic England. I have reviewed the documents and I agree with the outcome of the EIA Screening and Scoping Report (Deloitte, October 2025), that Built Heritage should be scoped in to the EIA. I am happy with the proposed methodology for the Heritage Statement and Heritage Impact Assessment.

Yours sincerely,

[REDACTED]

Inspector of Historic Buildings and Areas

[REDACTED]



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

Telephone 0161 242 1416
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

CONSULTATION RESPONSE: EIASCO/25/011

From Safeguarding MAN [REDACTED]

Date Tue 25/11/2025 13:05

To Lucy Harrison [REDACTED]

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Ref.: EIASCO/25/011

Our Ref.: 2025-613

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

Location: 50 - 54 Red Bank Manchester M4 4HF

Dear Lucy,

Thank you for consulting with the aerodrome safeguarding authority for Manchester Airport on the proposed 50-54 Red Bank, 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 Red Bank 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 AOD + 109,290 and AOD + 196,080 height of buildings 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 do endorse the value of promoting early engagement with stakeholders and the only judge of whether there will be a radar interference issue is NATS. We would therefore urge consultation with them to discuss the implications of proposals as they take shape.

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,



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Fw: EIA Regulation Request for Scoping Opinion - 50 - 54 Red Bank [SG40227 & SG40228]

From Planning [REDACTED]
Date Wed 05/11/2025 10:08
To Lucy Harrison [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: NATS Safeguarding [REDACTED]
Sent: 05 November 2025 08:40
To: Planning [REDACTED]
Subject: RE: EIA Regulation Request for Scoping Opinion - 50 - 54 Red Bank [SG40227 & SG40228]

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Our Refs: SG40227 & SG40228

Dear Sir/Madam

We refer to the application quoted above. NATS has engaged with the Applicant and has identified the significant potential for the high rise scheme to negatively affect its M10 radar, located at Manchester Airport. Notwithstanding the anticipated impact, NATS is satisfied that mitigation can be identified and agreed with the Applicant. NATS remains engaged and will continue to liaise with the Applicant throughout the planning process.

Accordingly, we are content that Aviation can be scoped out of the EIA and that any impact on NATS's infrastructure can be managed through collaboration with the Applicant, prior to any full application being determined by the Authority. We trust our position is clear and acceptable to the LPA. Should there be any further queries, do not hesitate to revert back.

Yours faithfully

NATS

NATS Safeguarding

E: [REDACTED]

4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL
www.nats.co.uk



NATS Internal

From: [REDACTED]
Sent: 04 November 2025 11:53
To: NATS Safeguarding [REDACTED]
Subject: EIA Regulation Request for Scoping Opinion - 50 - 54 Red Bank

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Please see attached request for scoping opinion under reference EIASCO/25/011.

Regards,
Information, Delivery & Support Team,
Planning, Building Control & Licensing,
Manchester City Council, P O Box 532, Manchester M60 2LA

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Date: 11 November 2025
Our ref: 532940
Your ref: EIASCO/25/011



Manchester City Council
[Redacted]

BY EMAIL ONLY

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

T 0300 060 900

Dear Sir/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: 50 - 54 Red Bank Manchester M4 4HF

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 04 November 2025, received on the same date.

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

[Redacted Signature]

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 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

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

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

The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly, or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The ES should take account of the risks of air 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.

Manchester Council
By email only

Your ref: EIASCO/25/011
Our ref: DC/25/2879
Date: 14-NOV-25

Dear Planning Team

Location: 50 – 54 Red Bank, Manchester, M4 4HF

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

With reference to the above Scoping Opinion Request (Environmental Impact Assessment), United Utilities (UU) wishes to make the following comments at this early stage regarding the expectations for any future proposals and the scope of any future planning application. United Utilities are keen to continue and progress the discussions we have had with the applicant and LPA to date regarding the developments at Red Bank and for the wider Victoria North area.

The key areas for consideration by the applicant in the detailed design process and in the preparation of a planning application can be summarised as follows:

- A co-ordinated and holistic approach to the delivery of sustainable **foul and surface water drainage**
- **Asset protection** for existing water and wastewater infrastructure which is located within or close to the scoping boundary
- **Flood Risk**
- **Water Efficiency.**

FOUL AND SURFACE WATER DRAINAGE

All development proposals will be expected to fully investigate the hierarchy of drainage options for surface water. There is an expectation that surface water will not be discharged to the combined sewer network as there are more sustainable options in the vicinity of the site for the proposed development to discharge to. Infiltration must be the first method of surface water disposal which is considered. Should infiltration not be feasible at this site, there is an opportunity to discharge surface water to the River Irk. It is critical that the hierarchy for managing surface water is investigated as soon as possible and prior to progressing the detail of

any site design, as the final outfall for managing surface water will be critical to the design of the site. Given the information below, it is our expectation at this stage that no surface water will be discharged to the public sewer network.

Directed by the principles set out in the National Planning Practice Guidance and the new National Standards for Sustainable Drainage Systems (2025) we require developers and Local Planning Authorities, to do all that they can to avoid surface water entering the public sewer, unless absolutely necessary. This applies to all proposed development. See Appendix 1.1 'Surface Water Hierarchy'. All options for the sustainable management of surface water must be thoroughly investigated. Where a new surface water connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.

It is essential that a detailed, site-wide foul and surface water drainage strategy is prepared to inform any future full or outline planning applications at this site. The foul and surface water strategy should fully assess site topography, infiltration potential, all forms of flood risk, existing water features and naturally occurring flow paths to identify where water will naturally accumulate and determine whether pumping may be required. Resultant layouts and levels should take account of such existing circumstances to ensure the most flood resilient solution is achieved.

United Utilities expect that any subsequent applications within the Victoria North take a holistic approach to drainage and infrastructure provision. We have made reference to this most recently in the outline planning application submitted under **136812/00/2023** for the residential led mixed use proposal at Victoria North. By taking a holistic approach, this will facilitate the most sustainable solution to drainage proposals within this area and avoid a piecemeal approach to infrastructure delivery which can be both costly and time-consuming. Given that drainage proposals are intrinsically linked to layout, consideration must be given to our water and wastewater assets (including CSO's) which are located either within this proposed development site or the wider Victoria North area.

The applicant must demonstrate an understanding of how foul and surface water infrastructure will be delivered as part of any future application for the site. There is an expectation for any future planning submission to provide foul and surface water drainage discharge details, including an acknowledgement for future infrastructure requirements to support any proposed development.

In addition to the above, the applicant should be aware that there is potentially contaminated land located close to the site. **United Utilities will not accept any discharge of contaminated groundwater into the public sewer network.** This is outlined in the Water Industry Act (1991).

Rights to Discharge to Watercourse or Other Receiving Water Body

Should surface water be unable to infiltrate at this site, we request that all land that is necessary to facilitate a discharge to a watercourse is fully identified within any future submission. The proposal must benefit from the requisite rights of discharge to more sustainable alternatives

than the public sewer for the management of surface water, e.g., a right to discharge to a water course or other water body. Acquiring the right to discharge / changing permit details can be both a lengthy and costly exercise.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

Multi-functional Sustainable Drainage Systems (SuDS)

We request that surface water is managed via SuDS which are multi-functional and at the surface level in preference to conventional underground piped and tanked storage systems. Wherever practicable, SuDS should be implemented in accordance with the CIRIA SuDS manual. Managing surface water through the use of SuDS can provide benefits in water quantity, water quality, amenity and biodiversity.

If the applicant intends to offer wastewater assets forward for adoption by UU, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in '*Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-3*' dated 11th November 2023 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been assessed and accepted in writing by UU. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

Management and Maintenance of SuDS

Without effective management and maintenance, SuDS can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the determining authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend that you include details of a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

Please note that UU cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company. We would not be involved in the approval of the management and maintenance arrangements in these circumstances.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

Public sewers are located within, and in the vicinity of the proposed development. All sewer infrastructure must be considered as part of the detailed design process. The applicant is advised to contact United Utilities to discuss how the presence of wastewater infrastructure within the site will impact upon the design and layout of any subsequent proposals. The applicant should contact SewerAdoptions@uuplc.co.uk to discuss this.

A water main is located within to the scoping boundary. Water mains, and their associated easements, must be considered as part of the detailed design process. They must not be built over, nor have our access compromised. To discuss the implications of any future development proposal on our water assets, the applicant can engage early dialogue via DeveloperServicesWater@uuplc.co.uk.

In addition, a culverted section of the River Medlock passes through the site. This asset must be protected during any demolition/construction activities. Any adverse impact on the operation of this asset could materially affect the performance of the assets owned by United Utilities which connect with the River Medlock. The watercourse is a discharge location for existing and future flows and must be protected.

Our assets will need to be fully considered as part of the design process, with the potential impacts identified at an early stage and suitable mitigation and protection measures and/or diversions incorporated into the design, construction and ongoing operation of the application site. It is critical that we are able to understand the overall impact on our assets and any potential diversion and abandonment proposals across the whole masterplan area so we can understand how each phase interacts with our assets. We recommend any future outline of full planning application submissions include a detailed site wide layout plan which confirms the proven location of existing UU assets and infrastructure in relation to the proposed development. In addition, proposed drainage, layouts and levels are intrinsically linked and is therefore important that a holistic approach is achieved which avoids piecemeal infrastructure delivery whilst ensuring the most sustainable and cost effective drainage solution is achieved.

Where United Utilities assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles. Consideration should also be applied to United Utilities assets which may be located outside the applicant's red line boundary.

Any construction activities in the vicinity of our assets must comply with *our 'Standard Conditions for Works Adjacent to Pipelines'*, a copy of which can be found on our website, and national building and construction standards. It is the applicant's responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to UU. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). If an application to divert or abandon underground assets is submitted to UU and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate UU's assets. Please also see additional commentary relating to diversions, under section titled 'Flood Risk' below.

FLOOD RISK

Existing drainage systems are often dominated by combined sewers. This method of sewer infrastructure is a result of the time it was constructed, with combined sewers taking both foul and surface water. If there is a consistent approach to surface water management, it will help to manage and reduce surface water entering the sewer network, decreasing the likelihood of flooding from sewers, the impact on residents and businesses, and the impact on the environment.

Whilst UU does all that it can to reduce the risk of flooding, there remains a residual risk, which is a source of flooding that should be considered in the EIA. National policy is clear that flood risk from all sources, including sewers and reservoirs, must be considered in the delivery of new development. As such, it is important to ensure that the assessment of flood risk includes sewer and reservoir flood risk. It should be ensured that the proposed development does not result in an increase in flood risk from the public sewer or from reservoirs as a result of:

1. any proposed new drainage connections to the public sewer;
2. any changes in land or property which could materially change existing flood risk, for example, by altering any existing exceedance flood paths or losses from the public sewer; surface water flows, or a reservoir exceedance path;
3. by locating any above ground elements of the proposal in areas where there is an existing risk of sewer or reservoir flooding; or
4. any diversions / works to watercourses or existing sewers which could materially affect hydraulic performance and therefore change / increase any risk of flooding.

The applicant should not assume that any works to the sewer, including a proposed diversion, will be acceptable as such proposals could increase and/or displace flood risk. If alteration to the public sewer is proposed, in the form of a diversion of the public sewerage system or changes of levels on top of the sewer, any alteration will need to be modelled to determine the impact of flood risk both on and off site.

We wish to emphasise to the LPA and applicant of the importance of appropriate modelling work being undertaken at an early stage to progress the design to inform the preparation of the site layout and any changes in levels noting that any alteration of the public sewer or change in levels will need careful consideration.

WATER EFFICIENCY

We request that the development considers how water efficiency measures can be incorporated into the detailed design of the site. Opportunities such as rainwater recycling can be incorporated into the design of the development, and we would encourage the iQ Student Accommodation and the LPA to embrace all water efficiency measures. Modern design techniques can promote measures for water recycling to reduce the impact on infrastructure requirements.

Water efficiency should be a fundamental component of any approach to carbon neutrality, and we request that water efficiency and sustainable drainage expectations in the delivery of new development at this site are clearly set out. A tighter water efficiency standard in new development has multiple benefits including a reduction in water and energy use, as well as helping to reduce customer bills. Water efficiency is therefore a key component of your journey to carbon neutrality.

We wish to draw the attention to Policy JP-S4 in Places for Everyone document. Policy JP-S4 states that *'residential development should meet the mandatory water efficiency standard of 125 litres/person/day as set out in Building Regulations. District local plans may and should consider setting a tighter water efficiency standard of 110 litres/person/day where there is a clear local need with reference to national guidance on housing optional technical standards'*.

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project, and the design and construction period should be accounted for.

We request that a copy of this letter is made available to the future applicant.

Yours faithfully

United Utilities' Planning Team

APPENDIX:
Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team or visits our website for more detailed advice on any aspects of United Utilities' assets and services that might impact their proposal. Full contact details can be found in Section 5.0 'Contacts' (below).

1.0 DRAINAGE DESIGN

Surface water (rainwater) flows are very large when compared with foul water flows that come from toilets, showers, washing machines, etc. It is usually surface water flows that increase the risk of sewer flooding, potentially impacting homes and businesses, and can result in unwanted spills from storm overflows into watercourses.

We have embarked on an ambitious investment programme to improve the performance of our wastewater network, particularly relating to the management of surface water. Our focus is to reduce the risk of sewer flooding and the prevention, frequency and intensity of spills from storm overflows, ultimately moving to a position where they are no longer necessary. As we work hard to improve the existing wastewater network, it is important that we do not compromise the results by accepting any unnecessary new surface water connections and that we take all opportunities for the removal of existing flows.

1.1 Surface water hierarchy

The design and delivery of surface water drainage systems must be in accordance with the National Standards for Sustainable Drainage Systems or any replacement of national standards. Full details, including the hierarchy of surface water runoff destinations can be found here: [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#)

The standards indicate that surface water drainage systems shall be designed, constructed, maintained and operated following a natural approach to managing water. This should mimic natural drainage, manage surface runoff at or close to the surface and as close to its source as practicable.

Therefore, drainage proposals for new development must be designed to maximise the retention of surface water on-site and minimise the volume and rate of surface water discharge off-site. Where surface water connections already exist, the applicant must provide clear evidence of these connections along with calculations on rates of discharge, to demonstrate a reduction in discharge rates. Without this evidence, applicants will be required to discharge at a greenfield rate of run-off.

United Utilities will only accept new surface water connections to the public sewer in circumstances where the applicant has provided robust evidence that the drainage hierarchy has been fully investigated and more sustainable options for the management of surface water

have been proven to be unfeasible. Surface water connections, particularly to the combined sewer, should only be considered as the last resort.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

2.0 PLANNING CONDITIONS; OUR APPROACH TO DRAINAGE CONDITIONS

When appropriate, United Utilities will request planning conditions relating to site drainage. This is important to ensure the delivery of quality drainage design for both new and existing customers. There is also a particular focus on the sustainable management of surface water thorough investigation of the drainage hierarchy which is critical in the management of flood risk and to reduce the frequency and intensity of spills from storm overflows, which is a shared priority for both United Utilities and the customers and communities that we serve.

2.1 Drainage design

In scenarios where **all** relevant information regarding drainage design is available; the design is acceptable and all opportunities for the sustainable management of surface water have been fully investigated, we will usually request a compliance condition to enable the delivery of the proposed design. If **any** relevant information is missing, or where there is insufficient evidence to demonstrate that the drainage hierarchy has been fully investigated, we will request a pre-commencement condition to ensure that all aspects of drainage design are fully considered before any work begins on site.

2.2 Management and maintenance of Sustainable Drainage Systems (SuDS)

The Local Authority should consider a SuDS management and maintenance condition for any scheme where SuDS is included within the proposal. An example condition is below that may be suitable in many circumstances.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

It is important to note that United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company and therefore, would not be involved in any application to discharge a condition relating to SuDS management and maintenance.

3.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

3.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

3.2 Wastewater pipelines

United Utilities will not allow any new buildings or structures to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

3.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities. Alternatively, the plans can be viewed for free. See Section 5.0 'Contacts' for further details.

The position of underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. The

actual positions may be different from those shown on the plans and private pipes, sewers or drains may not be recorded. We strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus.

Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 5.0. 'Contacts' (below). United Utilities Water PLC will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#).

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation. This advice is also relevant to any uncharted pipelines (pipelines that do not appear on our asset maps) that might be discovered on site either before or during construction. In this

instance, the developer should contact our Developer Services team as soon as possible. See Section 5.0 'Contacts'.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

4.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 5.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our household charges 2025/2026 | United Utilities](#) (Section 8.7).

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 5.0 'Contacts'.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: [Sustainability - United Utilities](#)

Business customers can find additional information on our sustainable drainage incentive scheme at [Incentive schemes | United Utilities](#)

5.0 CONTACTS

Contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): [Building & Developing - United Utilities](#)

Email:

WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk

WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk

SLUDGE PIPELINES: DeveloperServicesWater@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): **0345 072 6067**

GROUNDWATER PROTECTION ZONES:

Where the proposed site is located in a Groundwater Source Protection Zone, the applicant should contact our Engineering team for advice, by email at Groundwater@uuplc.co.uk

PROPERTY SEARCHES (FOR ASSET MAPS):

The public water and sewer records can be viewed via our online viewing facility for free. Viewings are by appointment only. Email propertysearches@uuplc.co.uk or call **0370 751 0101** to book an appointment.

Alternatively, a number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit [Property Searches | United Utilities](#)

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email:

████████████████████

Application details:	EIASCO/25/011 Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) 50 - 54 Red Bank Manchester M4 4HF
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LLFA Comments 17/12/2025

The following Information has been considered:

Planning Portal uploads:	31/10/2025
Further submission emails:	N/A
Pre-Application Advice:	N/A

Any LLFA Comments to LPA
The proposed EIA scope is accepted on the basis of the project commitments as-defined in the following sections: Table 5.16 Local Area - A flood risk assessment has been prepared for the site. The report provides a full and robust assessment of flood risk posed to the planned development, or resulting from the development and to identify any mitigation measures that may be required. 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.

RE: RE:Red Bank EIA - Scoping Report - EIASCO/25/011 - Consultation Responses 1 of 2

[REDACTED]

To Lucy Harrison <lucy.harrison@manchester.gov.uk>

Thanks Lucy

This summarises everything perfectly – a good example for us to refer back to!

It provides sufficient data/assessment to justify that Transport can be scoped-out of the ES.

Additionally, it provides sufficient evidence that the proposed traffic generation wouldn't reach the Holcroft Moss thresholds with reference to movements along the M62.

Thanks again

[REDACTED]

From: Lucy Harrison <lucy.harrison@manchester.gov.uk>

Sent: 21 January 2026 12:38

[REDACTED]

Subject: Fw: RE:Red Bank EIA - Scoping Report - EIASCO/25/011 - Consultation Responses 1 of 2

[REDACTED]

Further to your comments on the above (your email of 25.11.25), please see the attached technical note from the Highways Consultant, Civic, which provides additional detail re. scoping out Transport from the ES. It also includes reference to the Holcroft Moss SPD – again providing details to scope out of the ES.

Please would you let me know whether this is sufficient for you to agree that Transport can be scoped out of the ES.

If you could come back to me in the next couple of days, if possible, that would be great.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Tel: (External) [REDACTED]

Tel: (Internal) [REDACTED]

Fax: [REDACTED]

Fw: EIA Regulation Request for Scoping Opinion - 50 - 54 Red Bank - EIASCO/25/011

From: [REDACTED]
Sent: 25 November 2025 15:00
To: Lucy Harrison [REDACTED]
Subject: RE: EIA Regulation Request for Scoping Opinion - 50 - 54 Red Bank - EIASCO/25/011

Hi Lucy

I have provided some comments below (I can't submit via Uniform).

Any Qs please let me know:

EIASCO/25/011 EIA Scoping Response

Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) at 50 - 54 Red Bank Manchester M4 4HF.

Context:

The EIA Scope confirms that the proposals comprise construction of 2no. residential blocks totalling max. 561 dwellings with ground-floor commercial/retail space and public-realm improvements. Site-layout plans have not been included at this stage.

Highways note that initial scoping discussions with regard to a future planning application were undertaken with the appointed Highways Consultant in April 2024. Comments provided below relate directly to the EIA Scope – as such, Highways recommend that the Highways Consultant provides an update on the Transport Assessment (and associated transport and highways implications/documents) prior to submission.

Comments below also incorporate feedback from TfGM.

EIA Scoping & Screening Report

The Scoping Report outlines information on ongoing data/information-collection which will be included within the Transport Assessment (TA), such as baseline transport information, parking surveys and trip generation.

The Report then scopes-out Transport on the basis that the development will be car-free and the proposals integrate with and enhance pedestrian and cycle connectivity.

However, at this stage, no evidence of baseline traffic flows or the anticipated trip generation during the construction or operational phase has been provided to support this statement. Highways note that whilst the site is mainly 'car-free', disabled parking is proposed, and high-density residential (+ ground-floor retail) sites will generate taxi and delivery/servicing trips throughout the day. Furthermore, details on integration and enhancement of active travel have not been included.

Further evidence is therefore requested by Highways, or should such data not be available at this stage, Highways suggest that Transport is scoped-in.

Assessment should not only consider construction trip generation but also traffic redistribution impacts associated with any required traffic management/temporary road closures during the construction phase. Assessment should also consider any required traffic management/temporary road closure impacts on pedestrians during the construction phase.

As a number of the IEMA environmental effects would be considered within other technical assessments of the ES (including noise, vibration, visual impacts, air pollution, dust and dirt, ecological impact and heritage and conservation), appropriate traffic data should be provided to inform the associated assessments.

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 undertakes early engagement with MCCs Network Management Team and work closely to safely manage highway and pedestrian safety during the construction phase (Email highwaynetworkmanagement@manchester.gov.uk).

Any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will also need discussion and agreement with Network Management and Licensing teams (Email highwaylicences@manchester.gov.uk).

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 TA and also assessed as part of the EIA.

Many thanks



Your ref: EIASCO/25/011
Our ref: MAN/25/442

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

21st November 2025

Location: 50 -54 Red Bank, Cheetham Hill, Manchester, M4 4HF

Proposal: A residential led development across two blocks of up to 20no. and up to 47no. storeys providing 561no. units with associated amenity, commercial/retail floorspace

Dear Lucy Harrison

Thank you for consulting Transport for Greater Manchester (TfGM) on the above scoping proposals. The following comments are offered as advice on transport issues for you to balance against other factors and are made in the context of TfGM's role in the planning process, as set out in the footnote below.¹

TfGM scoping advice has been requested from Manchester City Council in respect of a proposal for 561 residential units, located on land at Red Bank in Manchester.

1. Site Specific Comments

Colleagues from within TfGM have reviewed the scoping proposals and have provided the following comments:

¹TfGM does not have any planning powers and is not a statutory consultee in the planning process. The purpose of the advice offered is to suggest the best way to improve land use / transport integration through the development proposals. Advice is based on the information provided by the applicant, and it is not TfGM's role to undertake detailed verification unless specifically commissioned to do so. ²TfGM control and manage the traffic signals in Greater Manchester, as such any schemes that alter signalised junctions need to be agreed with TfGM. Additionally, where developments impact on signalised junctions, TfGM have a duty of care to ensure that these impacts are satisfactorily mitigated as part of the planning process.

- I. A vision-led approach to the TA should be adopted.
- II. Ensure any access points and nearby junctions have tactile paving and dropped kerbs.
- III. Any redundant access points surrounding the site should be reinstated accordingly.
- IV. Ensure adequate footways are in place serving the site.
- V. Cycle parking should be designed to LTN1/20 standard, including details of how the cycle parking will be made secure.
- VI. Walking and cycling directional signage should be provided within the site to key destinations within Manchester City Centre.
- VII. A review of the surrounding Traffic Regulation Orders (TROs) should be undertaken with a view to ensuring that any additional restrictions are implemented as part of the development to prevent parking from the development occurring on the surrounding streets.
- VIII. Should the development propose any on street parking bays or loading bays, the surrounding footway widths should not be reduced or impinged upon.
- IX. The site access road width should be designed to accommodate a bus route (6.5m width).

2. General Comments

TfGM would suggest that eventually a Transport Assessment (TA) should be provided as part of the application. The TA should contain the information specified within the following sections of this letter.

- I. A description of current baseline traffic conditions in the area.
- II. An analysis of collisions during the most recent five-year period, commenting on whether there are any underlying patterns of injury accidents that might be affected by the development.



Every journey. Every day.

- III. Up-to-date traffic counts should be used in any assessments - scope to be agreed with the Local Highway Authority (LHA), TfGM UTC and HFAS. TfGM UTC can be contacted in respect of the availability of any traffic counts in the area that could be used for the assessment.
- IV. A clear estimate of the level of new multi-modal trips likely to be associated with the development, based on an inspection of similar (and similarly-located) developments across the UK (excluding London) via the TRICS (or similar) database. The assessment work should be undertaken using a person-trip approach and applying the appropriate modal share percentages from local Census data. Other methodologies to determine trip rates are acceptable but these should be fully explained in the TA.
- V. A clearly defined methodology for determining the distribution / assignment of development trips onto the network i.e. understanding of where such new traffic is likely to distribute to/from, based on data sources such as Census Journey-to-Work statistics and/or vehicle turning proportions at nearby junctions.
- VI. An assessment of traffic levels and impacts at the specified year of opening of the development, and at a future year at least five years later, with due regard for traffic growth (if any).
- VII. An understanding of the likely impacts of the proposed development considered alongside any other nearby committed developments.
- VIII. In the relevant TA, clear diagrams should be provided illustrating the following elements, each individually:
- Base Flows
 - Committed Development Flows
 - Proposed Flows
 - Proposed Distribution
 - Base plus Committed plus proposed development
 - Future plus Committed plus proposed development
- IX. TfGM HFAS recommends an increase of about 30vehs/hr at a junction as an appropriate threshold for considering the necessity of a traffic impact assessment; this is in preference to a percentage-increase threshold, which tends to favour development in already heavily-trafficked areas.



- X. The scope of the junctions to be assessed by detailed modelling should be agreed with TfGM (UTC) and the LHA in advance and will depend upon the outcome of the trip assessment and distribution exercise. For this reason, TfGM would advise that a trip generation and distribution exercise should be issued before submission of the planning application. Once this is undertaken it will be possible to finalise TfGM requirements in terms of the TA. This will largely depend on the amount of trip generation.
- XI. Clear details of proposed vehicular access arrangements including general servicing arrangements. An engineering drawing should be supplied showing the changes to the road network to fully understand the impact of the proposed development.
- XII. A swept path analysis should be provided for any vehicular access.
- XIII. A review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development.
- XIV. An assessment of the likely environmental/traffic impacts of HGVs during the construction process.

3. Site Accessibility by Sustainable Modes

Walking and cycling should form the natural mode choice for shorter trips, and also provide a viable option to facilitate longer trips through providing easy access to public transport. New developments should connect with, and enhance, existing walking and cycling networks in their vicinity, and also provide high quality facilities and networks for walking and cycling within development sites.

The TA should include a comprehensive review of the existing provision in the vicinity of the site for all pedestrians including those with disabilities. In addition to walking distances and pedestrian desire lines, pedestrian environment (including footway condition and widths) and pedestrian safety and security should be considered. An audit of the footways in the vicinity of the development should be undertaken and improvements identified.

A comprehensive review of the cycling infrastructure in the vicinity of the proposed development should also be undertaken. This should include an assessment of the connectivity of the site with existing cycle routes. The quality and condition of existing infrastructure, cyclist safety and security should also be considered.



Every journey. Every day.

The catchment area for cycling, walking and public transport should be captured in maps. The quality of the routes for pedestrians and cyclists should be described and this should include a description of any signing for cycle routes as appropriate.

The TA should provide a review of existing public transport services (including service frequency and location of nearest stations/stops), with a view to supporting improvements to existing public transport services as required, in particular, assess the quality of the surrounding bus infrastructure i.e. upgrade to shelters etc.

The TA should include a plan clearly showing details of the proposed pedestrian and cycle access points serving the site and linkages into the surrounding area. Connectivity with local public transport networks should be highlighted. The applicant should consider measures to encourage access by sustainable modes. Possible measures include but are not limited to the provision of pedestrian crossings, cycleways, cycle parking, new/improved footway ensuring that there are linkages into existing cycle and pedestrian facilities, as well as upgrades to existing bus stops (where appropriate).

TfGM would suggest that a pedestrian survey is carried out in the vicinity of the site, as per guidance <https://www.livingstreets.org.uk/media/1434/street-review-guidance-for-web.pdf> and included as part of the TA.

It should be highlighted that LTN/120 has been introduced by the DfT and this has changed the requirements for the design of cycling provision.

Details of cycle parking facilities for the proposed development (e.g., number of spaces, location, type, security) should be provided and shown on plan.

4. Mitigation Measures

Impacts of the development should be identified through the above assessment work. The applicant should identify appropriate mitigation to accommodate any increases in traffic generation and increased pedestrian and cyclist movements. Any appropriate mitigation should be identified in conjunction with TfGM UTC and the LHA who will be happy to work with the developer to agree an approach.

The TA should consider the impact of the development on the existing public transport networks in terms of extension of bus services, additional person trips. Mitigation measures should be considered where appropriate.



5. Travel Plan

A Framework Travel Plan for the development should accompany any future planning application.

6. Other

If there are any changes planned for bus infrastructure, for example relocation of existing bus stops or the creation of new bus parking areas, TfGM would request that the applicant liaise directly with TfGM's bus infrastructure team who can be contacted at Shelters@tfgm.com.

7. Suggested Useful Guidance

In relation to walking, the importance of providing and maintaining good quality footways, free from obstruction and wide enough for when they are at their busiest, is critical to encourage and maximise walking levels associated with new developments. Useful guidance on street layouts which encourage walking is provided in Manual for Streets (Department for Transport, 2007). MfS provides guidance on lightly trafficked residential streets, and Manual for Streets 2 (CIHT, 2010) further develops the principles of the first Manual for Streets for application in wider circumstances on busier streets, including town and district centres.

In relation to cycling, infrastructure should be designed in accordance with current Greater Manchester Cycling Design Standards, the latest version of which is available from the TfGM website or by emailing cycling@tfgm.com. In particular, connections to/from and within developments should be designed in accordance with the Key Design Criteria of Safety, Coherence, Directness, Attractiveness and Comfort. A general principle is that infrastructure should be designed to be attractive to those who do not currently cycle, in order to drive the increase in cycling's mode share.

TfGM would encourage the applicant to review the Bee Network map online via <https://www.tfgm.com> to determine whether there is an opportunity for this development to connect into the proposed Bee Network.



Every journey. Every day.

Yours faithfully

Landuse Team
Highways Department
Transport for Greater Manchester
Email: [REDACTED]



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