

2 ASSESSMENT SCOPE AND METHODOLOGY

Introduction

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

Requirement for Environmental Impact Assessment

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

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

General Approach to EIA

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

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

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

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

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

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

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

(4) An environmental statement must –

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

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

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

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

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

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

2.5 Accordingly, this ES comprises the following information:

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

The Development Assessed within the EIA

Scope of the Planning Applications

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



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

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

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

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

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

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

'Brotherton House'

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

'C2 The Birtles'

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

'Alpha House'

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

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

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

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

Assumptions from Wythenshawe Civic Centre Development Framework

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

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

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

Consideration of Assessment Scenarios

Baseline Scenario

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

“a description of the relevant aspects of the current state of the environment (baseline scenario)”.

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

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

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

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

Proposed Development Scenario

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

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

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

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

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

- 2.20 The assessment assumes a two year build period for each plot which could occur concurrently or overlap.
- 2.21 The approach adopted to assessing each scenario is presented in each Technical Chapter (refer to **Chapters 6-7**).

Consideration of Alternatives

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

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

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

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

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

Scope of Environmental Impact Assessment

- 2.25 In order to determine the scope of the EIA a request for a Scoping Opinion was submitted on behalf of the Applicant to MCC on 15th October 2025 (refer to **Appendix 2.1**). The request described the site context, the nature and purpose of the Proposed Development, and identified the proposed scope and structure of the ES for MCC's consideration.
- 2.26 MCC issued their Scoping Opinion on 5th November 2025; this is enclosed within **Appendix 2.2**. MCC contacted a number of consultees as part of the Scoping exercise, as listed below. Refer to Table 2.1 for a summary of the Scoping Opinion and consultee responses.
- 2.27 In summary, MCC agreed to the suggested disciplines and methodology set out in the submitted Scoping Report. The consultee comments are summarised in Table 2.1 below.

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

Table 2.1: Summary of Formal Scoping Opinion and Consultee Responses

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

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

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

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

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

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

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

- Socio-economics and Health
- Climate Change

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

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

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

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

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

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

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

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

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

- 2.35 The evidence base to support 'scoping out' these technical topics is presented in the EIA Scoping Report (**Appendix 2.1**) and as confirmed through the issue of MCC's Scoping Opinion (**Appendix 2.2**).
- 2.36 The ES has been undertaken and is based on the Scoping Opinion. However, an iterative process of design and assessment has been undertaken and as such there could be changes to the scope each technical assessment and which is discussed within the 'Approach' section of each technical Chapter. This is considered to be in accordance with paragraph 038 of PPG which states that: *'...where it becomes evident during the assessment process...that a particular environmental factor is absent or unlikely to be significantly affected by a proposed development, there should be no need for further assessment of that factor even if it was identified in the scoping process...'*.
- 2.37 This ES meets the requirements set out in Regulation 18, Paragraphs 3 – 4 and Schedule 4 of the EIA Regulations. A summary of where the Schedule 4 requirements are addressed within the ES is given in Table 2.3.

Table 2.3: Schedule 4 Requirements Summary

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

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

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

Determining Likely Significant Effects and Significance Criteria

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

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

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

Approach to Determining Significance Criteria

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

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

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

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

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

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

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

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

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

Approach to Establishing Mitigation and Residual Effects

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

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

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

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

Approach to assessing Cumulative and In-Combination Effects

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

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

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

Inter-project Cumulative Effects

- 2.50 With respect to inter-project cumulative effects, the EIA Regulations state that consideration should be given to “*other existing and/or approved projects*” (Schedule 4, paragraph 5(e)). This is further supported by the PPG which states “*There are occasions.....when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development*” (Paragraph: 024 Reference ID: 4-024-20170728). Regard has therefore been given to relevant “*existing and/or approved projects*”, which alongside the development of the proposals at the site, could potentially result in cumulative significant effects (discussed further below).
- 2.51 It is also acknowledged that there may be other proposals which are considered as “*reasonably foreseeable*” as referred to within the European Guidance in relation to the definition of cumulative effects. It is important to recognise that it is not the role of the EIA to assess all these types of potential developments and a staged approach in identifying which ‘other sites’ are relevant to consider is appropriate. A review has therefore been undertaken of relevant “*existing and/or approved projects*” and also other potential developments which have been subject to planning applications. Each has been considered in relation to how certain the development is in coming forward and if likely or certain, whether they may influence the baseline or have the potential for significant cumulative effects with the Proposed Development; thus identifying what ‘other developments’ are considered appropriate to consider in any cumulative scenario. This review included major developments within a 5 km radius of the site via a search of MCC’s planning application search function available on the Council’s website. The search included those applications that have been approved within the last 5 years. It is considered that this radius and timeframe is a robust approach to identify the potential for any cumulative effects that may arise given the characteristics of the Proposed Development. Those schemes identified are set out in Table 2.5 below. Where developments are recently complete and operational, these are included in the baseline assessment. This list was agreed with MCC through the Scoping process.
- 2.52 The assessment considers the likely significant cumulative effects for all scenarios assessed.

Table 2.5: Identification of Cumulative Schemes

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

Intra-project Cumulative Effects and In-Combination Effects

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

General Assumptions & Limitations

- 2.54 The principal assumptions that have been made and any limitations that have been identified in preparing this ES are set out below:
- Information received from third parties is complete and up to date;
 - The design, construction and completed stages of the Proposed Development will satisfy legislative requirements; and,
 - Conditions, or other legal obligations, will be attached to the planning permission to secure 'mitigation', where considered necessary to make the Proposed Development acceptable.

Structure of Technical Chapter

- 2.55 Throughout the EIA process, the likely significant environmental effects of the Proposed Development will be assessed. Within each of the Technical Chapters the information which will inform the EIA process has generally been set out in the following way:
- Introduction - to introduce the topic under consideration and state the purpose of undertaking the assessment;
 - Assessment Approach - to describe the method and scope of the assessment undertaken and responses to consultation in relation to method and scope in each case pertinent to the topic under consideration;
 - Baseline Conditions - a description of the baseline conditions pertinent to the topic under consideration including baseline survey information;
 - Assessment of Likely Significant Effects - identifying the likely effects, evaluation of those effects and assessment of their significance, considering both construction and operational and direct and indirect effects;

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

The Project Team and Competent Experts

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

Table 2.6: Competent Experts

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