

9 GLOSSARY

Above Ordnance Datum (AOD)	The distance above the mean tides at Newlyn, Cornwall.
ABS	Annual Business Survey
Air Source Heat Pump (ASHP)	Low-carbon heating system using heat extracted from the air.
Air Source Heat Pumps Hot Water (ASHPHWs)	Air source heat pumps used specifically to provide hot water.
AQMA	Air Quality Management Area
Baseline	Existing environmental conditions present on, or near a site, against which future changes may be measured or predicted.
Baseline Conditions	The conditions that would pertain in the absence of the proposed project at the time that the project would be constructed/operated/decommissioned. The definition of these baseline conditions should be informed by changes arising from other causes (e.g. other consented developments).
BRES	Business Register and Employment Survey
BS	British Standard
Business as Usual (BAU)	Scenario based on continuation of current policies and practices.
Calculation of Road Traffic Noise (CRTN)	Describes procedures for calculating noise from road traffic.
CEMP	Construction Environmental Management Plan (a documented management system with environmental procedures to monitor residual impacts of the construction and operational phases of the development)
Chartered Institution of Building Services Engineers (CIBSE)	Professional body for building services engineers.
Chlorofluorocarbons (CFCs)	Ozone-depleting and high-GWP gases, now widely banned.
Construction Environmental Management Plan (CEMP)	Plan for managing environmental impacts during construction.

Critical Drainage Areas (CDAs)	Areas where surface water drainage issues increase flood risk.
CTMP	Construction Traffic Management Plan
Cumulative effects	Effects that result from incremental changes caused by other past, present or reasonably foreseeable actions.
DF area	Development Framework area
DfE	Department for Education
Directive	European Commission (EC) Directives impose legal obligations on European Member States. They are binding as to the results to be achieved, but allow individual states the right to decide the form and methods used to achieve the results. An example of this is the EC Air Quality Framework Directive 96/62 that is brought into legal effect in the UK by the Air Quality (England) Regulations (2000).
EA	Environment Agency
Electric Vehicle (EV)	Vehicle powered fully or partly by electricity.
Energy Use Intensity (EUI)	Energy consumed per square metre per year (kWh/m ² /yr).
Environmental impact	The total effect of any operation on the surrounding environment.
Environmental Impact Assessment (EIA)	A technique for ensuring that the likely effects of new development on the environment are fully understood and taken into account before the development is allowed to go ahead. It provides a focus for public scrutiny of the project and enables the importance of the predicted effects, and the scope for modifying or mitigating them, to be properly evaluated by the decision-making authority.
Environmental Product Declaration (EPD)	Verified environmental impact data for construction products.
Environmental Statement (ES)	The outcome of the Environmental Assessment presented in a formal document or documents in accordance with EC Directive 85/337. Includes such information that is reasonably required to assess the environmental effects of a development.
EU	European Union
Flood Risk Assessment (FRA)	Site-specific assessment of flood risk for planning applications.
FTE	Full-time equivalent (the numbers of hours and employee works relative to a full-time position)

Furniture, Fixtures & Equipment (FFE)	Movable items within a building that are not fixed permanently.
Global-warming potential (GWP)	A measure of how much heat a greenhouse gas traps compared to CO ₂ .
Greater Manchester Accessibility Level (GMAL)	Measure of public transport accessibility across Greater Manchester.
Greenhouse Gas (GHG)	Gases that trap heat in the atmosphere and contribute to climate change.
Gross Internal Area (GIA)	Total internal floor area measured to inner wall surfaces.
GVA	Gross Value Added (the value of good and services)
HDT	Housing Delivery Test
Heavy Goods Vehicle (HGV)	Large goods transport vehicle, typically over 3.5 tonnes.
HIA	Health Impact Assessment
IEMA	Institute of Environmental Management and Assessment
IMD	Index of Multiple Deprivation
Immediate Zone	The study area where the impacts of the Proposed Development are anticipated to be greatest
Impact significance	Opinions from a relevant planning authority at an initial stage as to what are the nature and potential scale of the environmental impacts arising from the proposed development and assessing what further studies are required to establish their significance.
Institute of Environmental Management and Assessment (IEMA)	UK professional body for environmental practitioners.
Institute of Sustainability and Environmental Professionals (ISEP)	Professional organisation supporting sustainability and environmental specialists.
Internal Heat Gains (IHG)	Heat produced inside a building from occupants, appliances, and equipment.
IPCC	Intergovernmental Panel on Climate Change
JSA	Jobseeker's Allowance

Low Energy Transformation Initiative (LETI)	Network providing guidance on low-carbon and net-zero buildings.
LPA	Local Planning Authority
LSOA	Lower Layer Super Output Area
MAGIC	Multi-Agency Geographic Information for the Countryside
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
MCC	Manchester City Council
Mechanical Ventilation with Heat Recovery (MVHR)	System providing fresh air while recovering heat from exhaust air.
MHCLG	Ministry of Housing, Communities and Local Government
Mitigating factor	A matter to be taken into account as a benefit to offset any perceived or demonstrable harmful impact.
MSOA	Middle Layer Super Output Area
National Planning Policy Framework (NPPF)	UK Government framework guiding planning decisions.
NE	Natural England
NO2	Nitrogen Dioxide
Non-Technical Summary (NTS)	A summary of the Environmental Statement in non-technical language providing a concise, yet comprehensive summary of the likely effects of the project on the environment.
ONS	Office for National Statistics
OS	Ordnance Survey
Passivhaus Planning Package (PHPP)	Tool to model the energy performance of Passivhaus buildings.
PfE	Places for Everyone
Photovoltaic (PV)	Technology converting sunlight into electricity.
PPG	Planning Policy Guidance
PPG	Planning Practice Guidance

Ramsar	Wetlands of international importance designated under the Ramsar Convention.
Reference Study Period (RSP)	Time period over which lifecycle or carbon assessments are measured.
Residual impacts	Those impacts of the development that cannot be mitigated following implementation of mitigation proposals.
Royal Institute of British Architects (RIBA)	Professional body for architects in the UK.
Royal Institution of Chartered Surveyors (RICS)	Professional body setting standards for surveying, land and property.
SAC	Special Areas of Conservation
Schedule 2 development	Development project types under EIA regulations where EIA is not mandatory in all cases but may be required, depending on the size, nature and scale of the development and the potential for significant environmental effects to arise.
Scoping	An initial stage in determining the nature and potential scale of environmental impacts arising as a result of a development, and an assessment of what further studies are required to establish their significance.
Scoping opinion	A written statement of the opinion of the relevant planning authority as to the information to be provided in the Environmental Statement.
Scoping report	Report submitted prior to an EIA setting out the methods and scope proposed to assess the environmental impacts of a development.
(Sensitive) Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that is affected by an impact.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic
Site of Special Scientific Interest (SSSI)	An area of land which is of special interest for its flora, fauna, geological, geomorphological or physiographical features.
Special Area of Conservation (SAC)	A designated area protecting habitats and species identified in Annexes I and II of the Habitats Directive
Special Protection Area (SPA)	A designated area protecting one or more rare, threatened or vulnerable bird species listed in Annex I of the Birds Directive.
Specific noise	The noise source under investigation.
SPZ	Special Protection Zone
SSP	Shared Socioeconomic Pathway
Strategic Flood Risk Assessment (SFRA)	Local authority study assessing flood risk for planning purposes.
Sustainable Drainage System (SuDS)	Systems that manage surface water sustainably to reduce flood risk.
Transport for Greater Manchester (TfGM)	Body responsible for transport planning and delivery in Greater Manchester.
UK Climate Impacts Programme (UKCIP)	Programme providing climate impact data and tools.
UK Climate Projections 2018 (UKCP18)	Latest climate projection dataset for the UK.
UK Net Zero Carbon Building Standard (UKNZCBS)	A developing UK standard to define and verify net-zero carbon buildings.
Whole Life Carbon (WLC)	Total carbon emissions across a building's entire lifecycle.
Wider Zone	The wider study area which is expected to be impacted by the Proposed Development