



**MANCHESTER  
CITY COUNCIL**

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4th September 2025

FAO Ed Britton  
Deloitte LLP  
100 Embankment,  
Cathedral Approach,  
Manchester  
M3 7FB

Dear Sir / Madam

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

**Scoping Request Under Part 4 Regulation 15(1)**

**Site bounded by Parsonage Chambers (No. 3 Parsonage), College Land, Parsonage  
and Parsonage Gardens,**

**Scoping Opinion of Manchester City Council Pursuant to Regulation 15**

Further to your request in respect of the above dated 8<sup>th</sup> August 2025.

In coming to a formal opinion on the scope of the Environmental Statement (“ES”) ,  
Manchester City Council, as Local Planning Authority, has considered the supporting  
information contained within your “ One North Parade, Manchester EIA Screening and  
Scoping Report August 2025” prepared and submitted by yourselves on behalf of the  
Applicants Beaconsfield Commercial Ltd and comments from statutory consultees.

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

The Proposed Development is considered an EIA development as it falls within the  
description and thresholds in Schedule 2 10(b) of the EIA Regulations as an ‘Infrastructure  
Project - Urban Development Project’ which has the potential to have significant effects on

the environment. In accordance with Schedule 2, Categories 10(b) (urban development projects) of the EIA Regulations and owing to the location, scale and nature and of the Proposed Development, I note that you recognise the need for an EIA and have therefore submitted the scoping report for consideration to the City Council, as Local Planning Authority.

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

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

This Scoping Opinion sets out the information that the City Council, as Local Planning Authority, considers should be included in the ES that the applicant intends to submit with the planning application in respect of the Proposed Development.

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

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

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

These are as follows:

#### Scoped In

- *Townscape and Visual Impact*
- *Heritage*
- *Human Health*
- *Daylight Sunlight and Overshadowing*
- *Climate Change*
- *Wind*

#### Scoped out

- *Agricultural Circumstances*

- Aviation
- Broadband Connectivity
- TV Reception
- Water Resources, Flood Risk and Drainage
- Archaeology
- Ecology
- Socio Economic
- Traffic and Transport
- Air Quality
- Noise and Vibration
- Ground Conditions

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

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

## **CONSULTATIONS**

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

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

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

- United Utilities;
- Cadent Gas

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

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

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

## **CONTEXT**

The Site is approximately 0.13 hectares and bounded by Parsonage Chambers (No. 3 Parsonage), College Land, Parsonage and Parsonage Gardens. The Site is currently occupied by 2 buildings as follows:

One North Parade a 4/5 storey late 19<sup>th</sup> century brick office building with mansard roof. One North Parade sits on the northern boundary of Parsonage Gardens and its frontage extends between St Mary's Parsonage and Back College Land.

No. 5 Parsonage Gardens a 3 storey office building with mansard roof.

The existing use of both buildings is currently offices. 5 Parsonage is fully occupied whereas 1 North Parade is partially occupied. Both buildings are occupied by tenants who are paying reduced rent on short term tenancies.

The existing buildings are divided by Back College Land, which is a private street for 'back of house use'.

Immediately adjacent to One North Parade is Parsonage Gardens a publicly accessible greenspace which lies at the centre of the St Mary's Parsonage Conservation Area. The Site lies within the St Marys Parsonage SRF area which is bounded by three prominent routes within the City Centre: Blackfriars Street and Bridge Street. These provide important vehicular routes east-west, connecting Manchester City Centre and Salford; and Deansgate, a principal thoroughfare connecting the northern and southern areas of the City Centre. Trinity Bridge is a footbridge, which forms the south western boundary of the SRF area that passes over the River Irwell, landing outside the Lowry Hotel. The Trinity Bridge provides an important pedestrian connection between Manchester and Salford. To the immediate north beyond No. 3 Parsonage are further commercial uses. To the immediate west lies Century Buildings, this is the closest residential receptor to the Site, with Alexandra House (commercial building) adjacent to Century Buildings.

The buildings within the Site are identified within the St Mary's Parsonage Strategic Regeneration Framework (SRF) area (adopted August 2020) as being underutilised and are considered to be of medium heritage significance, as a contributor to the character and appearance of the Conservation Area. The SRF has highlighted both One North Parade and No.5 The Parsonage as 'tired-looking buildings no longer fit for purpose.' Therefore, the Site is identified as a development 'Opportunity Site'.

The area which is the subject of this Scoping Opinion is located within 'Zone 3 North Parade' of the SRF area. The Site is located within the Parsonage Gardens Conservation Area and lies within the setting of a number of listed buildings including including the Kendal Milne (Grade II Listed), Haywards Buildings (Grade II Listed), 3 St Mary's Parsonage (Grade II Listed), Arkwright House (Grade II Listed), Century Buildings (Grade II Listed) and 31 & 33 King Street West (Grade II Listed).

The site lies within a highly accessible City Centre close to Victoria and Salford Central Train Stations and the Market Street Metrolink stop. There are high-frequency bus routes on Deansgate and Blackfriars Street.

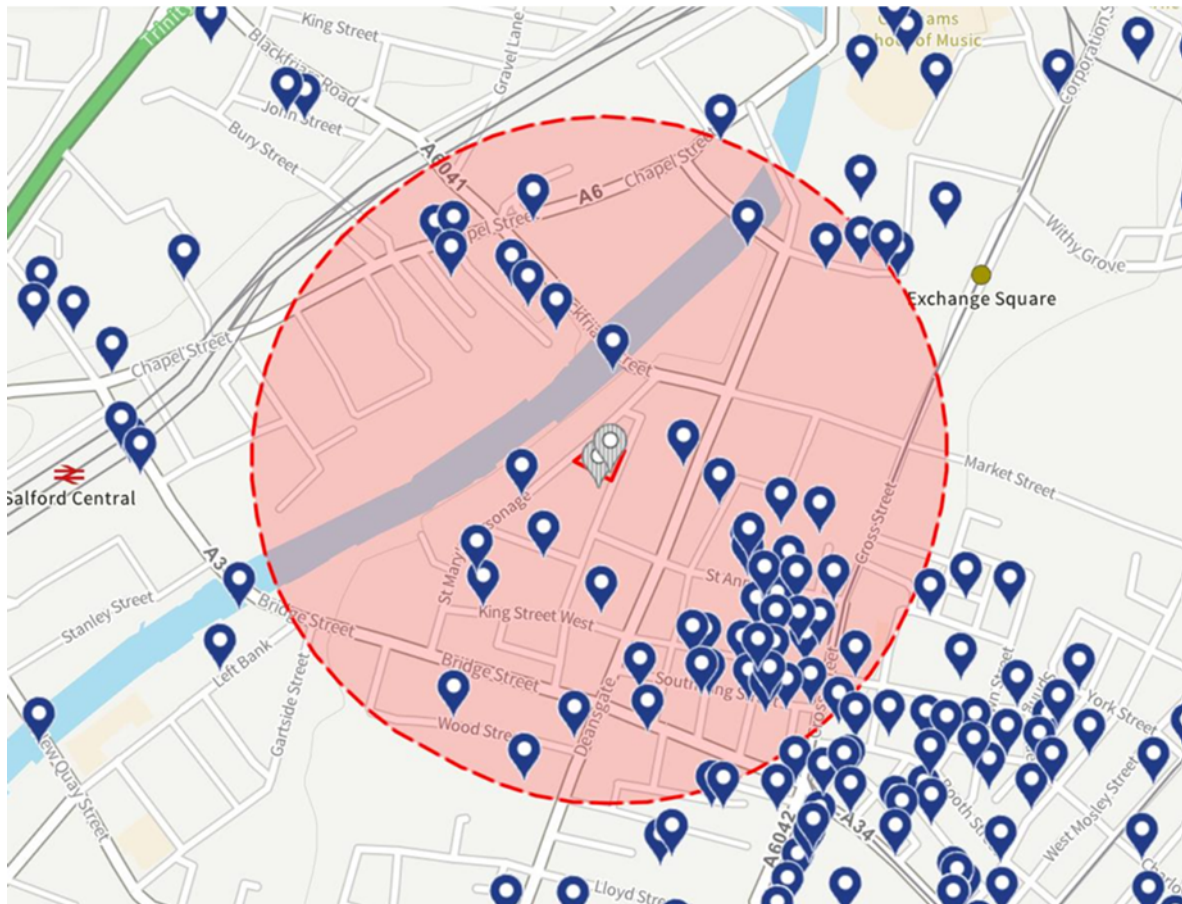
## **SENSITIVE RECEPTORS**

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

The Site, is mainly located in Flood Zone 1 and this portion of the Site is of a low risk of flooding (indicating a less than 1 in 1,000 annual probability of flooding). The site is situated within the Manchester, Salford and Trafford Critical Drainage Area (CDA).

The existing buildings are not statutorily listed however they are considered to be Non-Designated Heritage Assets (NDHA). They are considered to be of medium significance as a contributor to the character and appearance of the Conservation Area, primarily by virtue of their visual contribution to the enclosure of Parsonage Gardens. Both 1 North Parade and 5 Parsonage have Certificates of Immunity (Col). The site lies within the St Mary's Parsonage Conservation Area.

There are approximately 50 designated listed buildings within a 300m radius of the Site boundary.



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

## PROPOSED DEVELOPMENT

The Proposed Development would involve the demolition of the existing buildings on Site and its redevelopment with a ground floor plus 13 storey (c. 89.075m AOD) office building, comprising; c. 9,991 sqm GIA of office space with c. 689 sqm GIA ground floor restaurant/bar commercial space. There would be 80 internal and 16 external cycle parking spaces.

## ASSESSMENT OF THE SCOPING REPORT

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

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

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

## Discussion of alternatives

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

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

### **Presentation and content of the Environmental Statement**

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

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

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

### **Mitigation**

Mitigation measures may fall into a range of categories namely:

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

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

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

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

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

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

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

### **Cross references and summarising of the findings**

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

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

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

### **ENVIRONMENTAL MATTERS TO BE SCOPED OUT OF THE ES**

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

#### **Agricultural Circumstances**

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

#### **Air Quality**

The comments within your scoping report are noted. It is accepted that subject to an Air Quality Assessment being submitted as part of the supporting documents to the planning application to include the following details:

- An assessment for future receptors (ground floor receptors and upper floor residential) and include PM10 and PM2.5 as well as NO2.
- Assessment of fugitive dust emissions and mitigation measures during the demolition and construction phase. Reference to IAQM best practice measures shall be made and adopted through the development. Details of clean air filters should be provided where required along with their location on the building and maintenance / replacement requirements.

that Air Quality can be scoped out of the ES.

We will need comment with regard to how the development will comply with the IAQM best practice guidelines. Details of any clean air filters will need to be recommended where required including specification, location and maintenance requirements. It is suggested that at this stage the development will use an all-electric approach rather than a combustion approach using gas boilers so this will need to be confirmed in the AQ assessment. There will be emergency equipment installed which will be diesel generator type backup system so assessment of this should be included.

## **Aviation**

The Proposed Development is not anticipated to extend to greater than the 90m AOD aviation safeguarding threshold set for developments within the vicinity of an airfield. It is noted that in line with best practice, details of the GPS coordinates and height of the buildings will be provided to NATS as part of ongoing pre-application discussions which the Airport Safeguarding Group have been encouraged in their response. It is considered that the aviation discipline will not give rise to likely significant effects on the environment this discipline can therefore be scoped out of the EIA.

## **Archaeology**

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

## **Ecology and nature conservation**

The comments within your scoping report are noted. The site currently comprises concrete and hardstanding. The wider surrounding land use is primarily urban development comprising roads, offices and residential buildings. The River Irwell Medlock runs some 45 m to the north west of the Site.

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

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

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

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

- A Phase 1 Habitat Survey, which may help to inform any proposals to improve the nature conservation value of the site / area.
- A Bat survey
- Opportunities for wider environmental gains should also be considered.
- A BNG Metric

It should be noted should the planning submission be delayed beyond survey season 2025/2026 then the survey would need to be revisited.

### **Electronic Interference / TV and Telecommunications**

The comments within your scoping report in relation to TV Reception are noted. A baseline survey will be carried out to measure the existing TV signal reception in locations within this area, prior to construction. On the basis that an assessment of potential impacts on TV Reception is submitted with the application and that a post construction survey will be carried out to measure signal reception once construction is suitable complete (allowing for a “before and after” comparison of signal strength) it is considered that this topic matter can be scoped out of the ES.

### **Ground conditions**

The comments within your scoping report are noted. It is accepted that subject to a Phase I Geo-Environmental Assessment being submitted as part of the supporting documents for the planning application and that ground gas monitoring will include 6 rounds over 3 months as required as part of the phase II site investigation, that Ground Conditions can be scoped out of the ES. We will need a UK water supplier risk assessment submitting also to confirm the details of the water supply pipe within the site investigation and remediation strategy. We will review and provide comment on the Phase II intrusive site investigation and remediation strategy once submitted with the full application.

### **Noise**

The comments within your scoping report are noted. The Report indicates that the proposed development is to be office accommodation.

On the basis that any Noise impact associated with the development are considered within a supporting Acoustic Assessment which will include the following:

- I. Internal noise levels need to meet the criteria set out in MCC’s Planning Noise Guidance document (included in the link below) and consider details of the maximum internal noise level permissible to not exceed the external levels recommended, details of façade / glazing / door performance, details of any lobbied door system and performance / specification.
- II. Any plant to be installed will need to be selected and designed and subsequently be assessed against MCC’s Planning Noise Guidance document (including kitchen extraction).

- III. Construction noise impacts will be assessed and managed through measures in the CEMP and noise and vibration control measures including site noise and vibration levels will need to be agreed by MCC .

See link to Guidance below:

[http://www.manchester.gov.uk/info/500207/planning\\_and\\_regeneration/1962/additional\\_planning\\_guidance/3](http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3)

Noise can be scoped out of the ES

### **Socio-economic impacts**

I consider climate change (with the exception of social value) cannot be scoped out of the ES for the reasons set out below.

### **Transport and Access**

The comments within your scoping report are noted. I consider that Transport and Access does not need to be included as part of the EIA and can be scoped out of the ES. However, the application will need to be supported by a full transport assessment at planning submission stage with a particular emphasis on the following:

- Consideration of pedestrian and cycling routing requirements around the development
- Traffic impact assessment
- Construction management requirements
- Waste management requirements
- Travel planning requirements
- The need for on-street parking (such as car club bay and disabled bay provision)

### **Water Resources (including Drainage and Flood Risk)**

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

The proposed development is situated within Flood Zone 1. The Site is at low risk of flooding from the River Medlock. The Flood Map for Rivers and Sea can be viewed at: <http://maps.environment-agency.gov.uk/>.

The proposed development is generally within an area at very low risk of surface water flooding but small parts of the site to the north east are at high to medium risk of groundwater flooding occurring at the surface. The basement/lower ground level could be at risk of groundwater ingress when perched groundwater levels are high; however, assuming appropriate waterproofing will be implemented, mitigation measures can adequately manage the risk of groundwater flooding.

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

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

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

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

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

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

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

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

On the basis that the above and any mitigation is captured within the Flood Risk Assessment and Drainage Strategy it is agreed that Water Resources (including Drainage and Flood Risk) can be scoped out of the ES.

## **Lighting**

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

## **Waste**

There are no comments on this within your scoping report. The approach to waste management should cover management of commercial waste with a waste assessment and a completed waste proforma will need to be provided with the application to

demonstrate that the commercial waste storage and collection regime will comply with the requirements of GD07. Subject to this detail and a Site Waste Management Plan ('SWMP') forming part of the supporting documents to the planning application, Waste can be scoped out of the ES.

### **Accidents and disasters**

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

### **Summary**

I agree that the matters you have identified to be scoped out of the ES are appropriate with the addition of Accidents and Disasters, Lighting, and Waste. I am of the opinion, however, that Socio-Economic Impacts (further details provided below) should be part of the ES.

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

## **ENVIRONMENTAL STATEMENT CHAPTERS - SPECIFIC COMMENTS ON THE TECHNICAL CONTENTS**

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

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

Climate Change

Daylight Sunlight and Overshadowing

Heritage

Human Health

Townscape and Visual Impact

Wind

### **Climate Change**

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

infrastructure, biodiversity and ecology, travel planning and efficiency of the building fabric, an assessment of the lifecycle of the building (including management of embodied carbon) and use of renewable energy as part of promoting a low carbon development and reducing emissions and the likely environmental impacts of this.

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

### **Daylight, Sunlight and Overshadowing**

The comments within your scoping report are noted. The modelling of alternative targets based in mirror images is not considered to be a requirement in terms of this chapter. Otherwise the scope is acceptable in terms of consideration in the ES.

### **Heritage**

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

### **Human Health**

The comments within your scoping report are noted and on this basis are acceptable in terms of their consideration in the ES. It should be noted that sensitive receptors should include any adjacent schools and nurseries.

The comments within your scoping report are noted. We note that Socio Economic Impacts associated with development are to be considered within a supporting Economic Statement and that impact on the economy and job creation and the contribution that this will make to the ongoing regeneration within this part of the City will be addressed within the Planning Statement. However, notwithstanding this we do not agree that this should be scoped out of the ES. This is given the wider interlinked benefits with other topic matters to be included, given contribution of the commercial offer to the viability and vitality of the area and the impact on wellbeing and health of visitors and workers at the buildings and the need given the particular scope of the proposals to balance the economic benefits with the social and environmental impacts of the development. This chapter should also recognize the socio benefits of improvements to public realm around the application building.

### **Socio-economic impacts**

It is considered that the Socio-Economic impacts of the Proposed Development are significant and require assessment through the EIA process. This should include an assessment of the impact on the economy and job creation and the contribution that this will make to the ongoing regeneration within this part of the City.

The comments within your scoping report are noted. We note that Socio Economic Impacts associated with development are to be considered within a supporting Economic Statement and that impact on the economy and job creation and the contribution that this will make to the ongoing regeneration within this part of the City will be addressed within the Planning Statement. However, notwithstanding this we do not agree that this should be scoped out of the ES. This is given the wider interlinked benefits with other topic matters to

be included, given contribution of the commercial offer to the viability and vitality of the area and the impact on wellbeing and health of visitors and workers at the buildings and the need given the particular scope of the proposals to balance the economic benefits with the social and environmental impacts of the development. This chapter should also recognize the socio benefits of improvements to public realm around the application building.

### **Townscape and Visual Impact**

The comments within your scoping report including the Receptors and Key views within Appendix 4 Visual Zone of Influence and Key Viewpoints are noted and are acceptable in terms of their consideration in the ES.

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

### **Wind Microclimate**

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

### **Cumulative impacts**

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

## **FURTHER INFORMATION**

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

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

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

Yours sincerely

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

Julie Roscoe

Head of Planning (attachments sent by e-mail)