



Appendix 2.2: EIA Scoping Opinion



**MANCHESTER
CITY COUNCIL**

Julie Roscoe

Director of Planning, Building
Control and Licensing

PO Box 532
Town Hall
Manchester M60 2LA

Mr Chris Sinton
Asteer Planning
3rd Floor, Calico
53-55 Mosley Street
Mannchester
M2 3HQ

Contact: Steve McCoombe
Tel: 0161 234 4607
steve.mccoombe@manchester.gov.uk

5 November 2025

Our reference: EIASCO/25/010

Dear Mr Sinton

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

SCOPING REQUEST UNDER PART 4 REGULATION 15(1)

**WYTHENSHAW TOWN CENTRE REGENERATION – Plots 3.3, C2 and 2.1 (“THE
PROPOSED DEVELOPMENT”)**

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

Thank you for your request dated 14 October 2025 for a scoping opinion at the above site.

In coming to a formal opinion on the scope of the Environmental Statement (“ES”) , Manchester City Council, as Local Planning Authority, has considered the supporting information contained within the submitted *‘Environmental Impact Assessment (Scoping Report –October 2025’* prepared by yourselves on behalf of the Applicant Muse Places and comments from statutory consultees.

The application relates to areas within Wythenshawe Town Centre referred to as follows:

- Plot 3.3 (Brotherton House).
- Plot C2.
- Plot 2.1 Alpha House

The location of the three application sites is detailed on the location plan within Appendix 1 of the submitted Scoping Report.

The development site is located within the established urban area of Wythenshawe Town Centre and spans approximately 22.97 hectares. It is bordered by three main roads: Simonsway to the south, Poundswick Lane to the north, and Brownley Road to the east. To the west lies Manchester Enterprise Academy, beyond which are residential properties and the M56 motorway. Rowlandsway runs through the eastern section of the site, providing a north-south connection between Poundswick Lane and Simonsway.

Plot 3.3, known as Brotherton House, is a vacant office building situated in the northwest part of Wythenshawe Town Centre. It was formerly occupied by Lloyds Banking Group. The plot includes a surface car park with landscaped areas and mature trees located in the southwest and southern sections. Access is via Cornfield Drive. The western portion of the site is occupied by a multi-storey office building, whilst a larger single-storey structure is located centrally.

Plot C2 lies to the north of The Birtles and consists of a vacant building with two and three storey sections. It previously housed office and storage space above ground floor retail units. The site also includes a hard-surfaced open area that is occasionally used by market traders.

Plot 2.1 is the former site of Alpha House, an office building currently undergoing demolition, located directly east of Wythenshawe Town Centre. Once demolition is complete, the site will retain an existing substation, several scattered trees of low to moderate quality, and a portion of Centron House.

It is acknowledged that individual planning applications will be submitted for each plot. However, a single, comprehensive Environmental Statement will be prepared to support all applications. The proposals for each plot are as follows:

Plot 3.3 (Brotherton House)

- Demolition of the existing buildings;
- Construction of approximately 213 residential units, comprising a mix of extra care and -older persons' housing, including both apartments and houses;

Buildings will range up to 5 storeys for apartments and up to 3 storeys for houses.

Plot C2 (commonly referred to as 'Top of the Birtles')

- Demolition of existing structures;
- Development of approximately 80 apartments;
- Inclusion of ground floor space for workplace or retail use;
- Proposed building height of up to 6 storeys.

Plot 2.1 (Alpha House site)

- Erection of a part 2-storey, part 6-storey building containing approximately 130 residential units and associated communal facilities;
- Ground floor provision for workplace or retail use;
- Associated works including access arrangements, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other related infrastructure.

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 dwelling numbers and overall area 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 will be submitted with the subsequent planning application made in respect of the Proposed Development.

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

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

The submitted Scoping Report of October 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

- Socio economics and Health; and
- Climate Change

Scoped out

- Townscape and Visual;
- Heritage and Archaeology;
- Ecology;

- Transport and Access;
- Noise;
- Air Quality;
- Flood Risk and Drainage;
- Ground Conditions and Soils;
- Waste Material and Assets.;
- Lighting;
- Accidents and Disasters;
- Wind;
- Daylight and Sunlight;

Overall, I can confirm that the content of the submitted Environmental Impact Assessment Scoping Report is considered both proportionate and appropriate. It provides a suitable framework for the preparation of the Environmental Statement. This assessment is supported by the nature of the consultation responses received.

CONSULTATIONS

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

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.

- Environment Agency;
- Natural England;
- Greater Manchester Ecology Unit (GMEU);
- Greater Manchester Police (Design for Security);
- Aerodrome Safeguarding at Manchester Airport;
- Transport for Greater Manchester (TfGM);
- Environmental Health
- Cadent Gas;
- United Utilities;
- Highway Services;
- City Council Flood Risk Management;
- City Council Arboriculture;

All responses of the consultees who responded during the EIA scoping process are appended to this letter.

You should note the specific points which have been made and therefore particular regard must be given to these.

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 process EIA process.

ASSESSMENT OF THE SCOPING REPORT

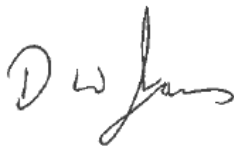
I can confirm that the approach set out in the Scoping Report, which identifies the topics to be scoped in and out, is considered acceptable. This view is supported by the nature of the consultation responses received. Provided that the planning applications are accompanied by the appropriate documentation, as outlined in your Scoping Report, including proposed mitigation measures to reduce potential impacts arising from the development, the approach is considered satisfactory.

FURTHER INFORMATION

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

I trust this information is of some assistance to you. Should you require anything further please do not hesitate to contact Steve McCoombe via the details above..

Yours sincerely

A handwritten signature in black ink, appearing to read 'D W Jones', with a stylized flourish at the end.

Derek Jones

Strategic Planning and Project Lead