Appendix 2.1 EIA Scoping Report

Environmental Impact Assessment: Scoping Report

Wythenshawe Town Centre

On behalf of Muse Places

October 2025

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1 INTRODUCTION

1.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared on behalf of Muse Places (the "Applicant") in respect of the regeneration proposals for Wythenshawe Town Centre, Manchester. It is proposed that three plots, within the town centre, will be brought forward for residential development and are referred to as follows:

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

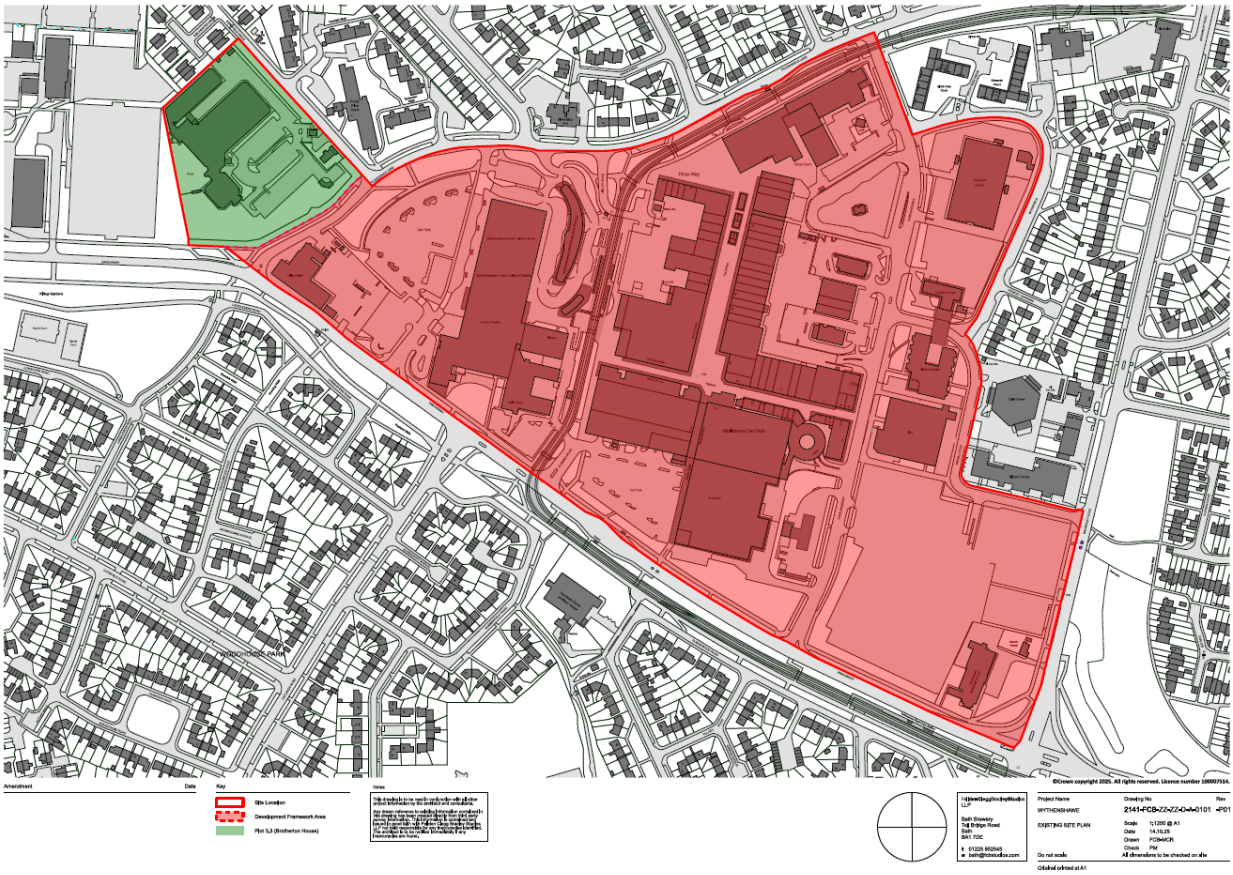
1.2 Each site will be brought forward as separate 'Full' planning applications for residential development and will be submitted to Manchester City Council ('MCC') for determination as the Local Planning Authority ('LPA'). The applications are being prepared following the adoption of the Wythenshawe Civic Development Framework ('DF') (2023) in January 2023. Two of the plots are located within the Wythenshawe Civic DF area (Plot C2 and 2.1) and the remaining plot (Plot 3.3) is located immediately adjacent to the boundary of the DF area.

1.3 To ensure that all likely significant effects are identified and assessed, the EIA identifies and defines the 'development project' for assessment. This is considered to be the DF area, plus Plot 3.3. 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 future Environmental Statement ('ES') will carefully set out the effects and mitigation associated with each plot separately to the effects and mitigation of the whole of the development project. The approach allows for a robust in-combination assessment to be undertaken which considers the effects of each plot proposed for development with the wider DF area. Further details regarding the approach to EIA is provided in Chapter 2 of this report.

1.4 Given the assessment approach, one ES will be prepared to support each separate full planning application for Plot 3.3, Plot C2 and Plot 2.1. As such, the ES and appendices will form one global document relating to each application, which will assess these elements of the proposed redevelopment of the site and the in-combination effects with the wider development framework area.

1.5 For the purposes of the EIA, the 'site' is defined as the area outlined in **Appendix 1** and shown on **Image 1** below, which shows the Wythenshawe Civic DF boundary (containing Plot C2 and Plot 2.1) and the remaining Plot 3.3, outside of this area. As set out above, the individual plots, 3.3, C2 and 2.1 will be assessed within one ES and are referred to collectively in this Scoping Report as the 'Proposed Development' of those individual plots, unless otherwise stated.

Image 1: Wythenshawe Development Framework Boundary (Red) & Plot 3.3 (Green)



1.6 The Scoping Report seeks to agree the content of the forthcoming ES to support the full planning applications for residential development within the site.

1.7 The site is situated within the administrative area of MCC.

1.8 This Scoping Report has been prepared to accompany a formal EIA Scoping Request to MCC under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018)[1].

[1] The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/571).

Requirements of the Environmental Impact Assessment Process

1.9 The EIA process is the mechanism by which development proposals are appraised in terms of environmental and socio-economic criteria in order to provide an assessment of likely significant effects.

1.10 The purpose of the EIA is to establish the baseline condition of the existing site and its surroundings and compare the baseline with the scenario once the proposals are in place, in order to identify the likely significant environmental effects that may arise as a result. This requires consideration of effects during construction, including any demolition or enabling works, and effects once a development is operational together with any cumulative effects. The document produced as a result of the EIA process is known as the ES.

1.11 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 2017 Regulations lists developments that always require EIA. Schedule 2 of the EIA Regulations lists developments that may require EIA if it is considered that they could give rise to significant environmental effects.

1.12 The Proposed Development is not Schedule 1 development, for which EIA would be mandatory. However, developments such as the one proposed are classified as Schedule 2, Class 10 '*Infrastructure Projects'*, Subsection *(b) Urban development project , including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas'*.

1.13 The EIA Regulations identify a series of thresholds for Schedule 2 projects to assist with establishing whether the potential for significant environmental effects exists such that an EIA would be required. The EIA Regulations state that for Urban Development Projects an EIA may be required if:

"*(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or*

(ii) the development includes more than 150 dwellings; or

(iii) the overall area of the development exceeds 5 hectares."

1.14 The Proposed Development exceeds the thresholds set out above in terms of dwelling numbers and overall area of development. In addition, the EIA Regulations require that any development project falling within the description of a 'Schedule 2 Development', should also be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of factors such as its nature, size or location (Regulation 2b).

1.15 The Applicants intend to submit the future global ES in support of each separate planning application as discussed during pre-application discussions with MCC. This is to determine if there is a likelihood for significant environmental effects, the content or 'scope' of which is set out and discussed throughout this document.

Purpose of the Scoping Report

1.16 This Scoping Report has been prepared to accompany a formal EIA Scoping Opinion request under Regulation 15 of the EIA Regulations 2017. The purpose of the Scoping Opinion request is to seek a formal view from MCC (and other consultees where relevant) on the information to be contained within the ES which will accompany the forthcoming planning applications.

1.17 In accordance with Regulation 15, paragraph 2, this Scoping Report contains:

- A plan sufficient to identify the land (refer to the Site Location plan contained in **Appendix 1**);
- A brief description of the nature and purpose of the development, including its location and quantum (refer to Sections 3 and 4 of this report);
- An explanation of the likely significant effects of the development on the environment and subsequent topics to be 'scoped-in' to the assessment (refer to Sections 7-8 of this report); and
- Such other information or representations as the person making the request may wish to provide or make.

1.18 Specifically, this Scoping Report seeks to identify those likely significant environmental effects which could occur as a result of the Proposed Development and are subsequently proposed to be assessed in the EIA process, and reported within the resultant ES. Discussion and reasoned justification will also be provided within this report on topics which are proposed to be 'scoped out' of the EIA process.

1.19 This Scoping Report is submitted to MCC as part of the formal request for a Scoping Opinion and we welcome comment on the proposed scope and content of the ES from MCC and other consultees that they wish to nominate, in accordance with Regulation 15.

1.20 It is requested that the Applicant is informed of those consultees who are notified of this Scoping Request.

The Environmental Assessment Team

1.21 The ES will be compiled using a wide range of source with inputs from competent experts. The organisations and their roles in the project team are listed in Table 1 below.

Table 1: The Environmental Assessment Team

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

Structure of the Scoping Report

1.22 The remainder of this EIA Scoping Report is divided into the following Sections:

- **Section 2: Topics to be 'scoped in' and content of the ES**
  - Each proposed environmental topic to be considered in the ES.
- **Section 3: EIA Methodology**
  - A summary of the relevant EIA legislation and EIA process.
- **Section 4: Site Description**
  - An overview of the site and surrounding area.
- **Section 5: The Proposed Development and Alternatives**

- An overview of the proposed development and alternatives.

- **Section 6: Planning Policy Context**
  - A summary of the relevant planning policy and history

- **Section 7-8: Technical Chapters**
  - Individual discussions on each topic to be assessed within the ES, including information regarding specific methodology

- **Section 9: Topics proposed to be 'Scoped Out' of the ES**
  - Each environmental topic not proposed to be considered in the ES is discussed in turn.

- **Section 10: Structure of the ES**
  - The structure and format of the ES document is outlined.

- **Section 11: Environmental Statement Scoping Summary**

2 TOPICS TO BE 'SCOPED IN' AND LAYOUT OF THE ES

2.1 It is proposed that the ES will include the following chapters, each of which is further discussed below. Where a technical topic has been scoped out, the reasoning is fully explained within Section 10.

- Introduction
- EIA Scope and Methodology
- Site Description
- Proposed Development and Alternatives
- Planning Policy Context
- Socio economics and Health
- Climate Change
- Residual Effects and Mitigation Summary
- Glossary
- A separate Non-Technical Summary will also be provided.

Introduction

2.2 This chapter of the ES will provide an introduction to the document and present details of the ES structure and context, in addition to how consultees and members of the public can comment on the document or obtain additional copies.

EIA Scope and Methodology

2.3 This chapter provides a summary of the agreed scope of assessments to be considered within the ES, with reference to consultation responses and explains the methodology used to prepare the technical chapters, including reference to the general approach in determining significance. Information in relation to cumulative effects is also set out within this chapter, along with any limitations or assumptions used throughout the ES.

Application Site

2.4 This chapter will describe the site's location, context, existing use and features.

Proposed Development and Alternatives

2.5 This chapter will provide a comprehensive description of the Proposed Development, including the construction process, and any relevant details on assumed timescales and phasing.

2.6 The EIA will be based on a series of detailed plans submitted for approval for each plot, which alongside the site extent, written description of development and construction information will form the basis of the assessment.

Planning Policy Context

2.7 This chapter will provide a review of the relevant policy and guidance and will provide a planning history for the site.

Discipline Specific Chapters

2.8 Each discipline will be covered in an individual chapter with the further information on disciplines to be included and assessment methodologies are provided below in Section 7 – 8. Each chapter will also provide an assessment of cumulative effects where relevant to each individual assessment.

Summary Chapter and Non-Technical Summary

2.9 A chapter summarising each of the above discipline's findings will be presented. A separate Non-Technical Summary will also be provided in accordance with the EIA Regulations.

3 EIA METHODOLOGY

Legislative Requirements

3.1 The EIA process will be undertaken in accordance with the requirements of the EIA Regulations 2017. Specifically, Schedule 4 (Regulation 18 (3)), sets out the information for inclusion in ESs, as replicated within **Appendix 2** and summarised as follows:

Part 1:

- '**A description of the development**' - including information on the location of the development, the physical characteristics of the development, the main characteristics of the operational phase, and estimate of expected residues and emissions.

Part 2:

- '**A description of the reasonable alternatives studied by the developer**' – for example with regard to development design, technology, location, size and scale, and an indication of the main reason for selecting the chosen option.

Part 3:

- '**A description of the relevant aspects of the current state of the environment (baseline scenario)**'- including how the baseline might evolve if the development were not to proceed.

Part 4:

- '**A description of the factors specified in regulation 4(2) likely to be significantly affected by the development**' – including with regard to 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.

Part 5:

- ‘**A description of the likely significant effects of the development on the environment**’ - including with regard to construction, existence and demolition works, the use of natural resources, emission of pollutants and the disposal of waste, the risks to human health, cultural heritage or the environment (for example due to accidents or disasters), cumulative effects with other developments, vulnerability with respect to climate change and the technologies and substances to be used.
    - The description of the likely significant effects should cover ‘direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development’

Part 6:

- ‘**A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment**’ - including details of difficulties (technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

Part 7:

- ‘**A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment**’ - including where appropriate with regard to: any proposed monitoring arrangements (for example the preparation of a post project analysis).
    - The 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.

Part 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**’. 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.

Part 9:

- ‘**A non-technical summary** of the information provided under paragraphs 1 to 8’.

Part 10:

- ‘**A reference** list detailing the sources used for the descriptions and assessments included in the environmental statement’.

The EIA Process

3.2 Each of the topic areas ‘scoped in’ to the EIA, will undergo the following main steps:

Project for Assessment

3.3 As outlined in Chapter 1 of this Scoping Report, the EIA will consider the direct and indirect effects of the ‘development project’. This includes:

- The proposals for residential development for which full planning permission is sought across Plots 3.3, 2.1 and C2. The area for development for each proposal will be defined by their respective planning application ‘red edge’ boundaries.
- The wider Wythenshawe Civic DF boundary as defined by the adopted boundary (shaded red at Appendix 1) and Plot 3.3 (shaded green at Appendix 1).
- Any other associated infrastructure that might be required to enable the proposed development to come forward.

3.4 We appreciate there is uncertainty around how future development might come forward in the wider Wythenshawe Civic DF area at this stage. However, for the purposes of the EIA, the assessment within the ES will be based on reasonable assumptions and based on information as contained in the Wythenshawe Civic Centre Development Framework (‘DF’) (MCC, January 2023) . The future ES will define the parameters for assessment based on reasonable assumptions to inform a proportional approach to the assessment.

Baseline Studies

3.5 Baseline conditions will be established within each of the individual environmental assessments through the use of a number of sources including, desk top review of existing available data, site specific survey work, and consultation where this is undertaken.

3.6 Where required, technical specific study areas (informed by relevant best practice and guidance) will be defined and not necessarily limited to the defined development project site area. The site and study area will be defined within each technical assessment to form part of the ES.

3.7 As noted above, the development project includes areas which will not form part of the future planning applications and therefore data collection is based on both those specific planning application boundaries and the wider defined development project area. This will be set out in each technical assessment to form part of the ES.

Assessment of Environmental Effects and Evaluation of Significance

3.8 The EIA Regulations require that the ES identifies 'likely significant effects of the Proposed Development on the environment'. It is recognised in the EIA Regulations however that not all environmental effects are considered significant.

3.9 The evaluation and determination of significant effects will be carried out using specific criteria defined within each of the technical chapters of the ES. Where available, published standards and guidelines will be used as the basis for the significance criteria.

3.10 The proposed methodologies for individual environmental topics are discussed in the subsequent section. However, in many disciplines the following basic approach is utilised:

- The sensitivity of the receiving environmental receptor is evaluated using defined criteria.
- The nature of the impact is established in terms of its duration, extent, frequency, likelihood of occurrence, reversibility, and compliance with recognised standards.
- The magnitude of the impact is determined. The magnitude of change is a consideration of how much the impact alters the baseline condition.

- The significance of the effect is determined by cross referencing the sensitivity of the receptor with the magnitude of change on the receptor.

3.11 It should be noted that environmental effects may be direct or indirect, secondary, cumulative, transboundary, short, medium, long-term, permanent and temporary, positive and negative effects of the development and this will be noted in the ES. Effects will be considered both during the enabling works phase and construction phase (when the development is being built and which are often temporary effects) and following completion of the development (often permanent effects). Cumulative effects will also be considered (as discussed below). Given the nature and intended longevity of the Proposed Development's operational life, decommissioning is not appropriate to consider. Accordingly, the ES will focus on the potential likely significant effects during the construction and operational phases only.

Mitigation Measures and Residual Effects

3.12 Following the assessment of effects, mitigation measures to reduce and avoid these effects will be identified and detailed. Mitigation measures considered may include modification of the proposals, integral mitigation (referred to as 'embedded mitigation'), or secondary measures. Any residual effects following the implementation of mitigation measures will be determined accordingly. The residual effects represent the overall likely significant effect of the Proposed Development on the environment having taken account of practicable/available mitigation measures.

3.13 Due to the approach to the assessment in assessing a development project, which includes three separate planning application proposals, the ES will make it clear if there are any requirements for mitigation, following the assessment of likely significant effects, for each individual proposal. This will enable specific mitigation measures to be secured through planning condition or S106 legal Agreement individually. In doing so, the ES will:

1) Conclude on the level of effects for each individual proposal in isolation and well as together as part of the wider development project.

2) Identify any specific secondary mitigation that is identified as being required for each individual proposal in isolation. Any secondary mitigation that is identified for the residual parts of the development project area, will then be set out if required.

Cumulative and In-combination Effects

3.14 The ES will respond to the requirement in the Regulations to assess the cumulative effects of the Proposed Development which will specifically consider two types of effect:

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

3.15 With respect to inter-project cumulative effects, the Regulations state that consideration should be given to "*other existing and/or approved projects*" (Schedule 4, 5e). This is further supported by the Planning Practice Guidance 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).

3.16 Regard will therefore be had 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). It is relevant to note however that not all these projects will necessarily have the potential for cumulative effects.

3.17 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 ES to assess all these types of potential developments and a staged approach in identifying which 'other sites' are relevant to consider is appropriate.

3.18 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 which may be consented during the time at which this ES is prepared. This review is set out in the table below. Where developments are fully operational, these will be included in the baseline where relevant to the technical assessment.

3.19 The search area extended to 2.5km and contained planning applications submitted within the last 5 years. As a result of the site location, the search area extended into

adjoining administrative areas and therefore a review has been completed of Manchester City Council, Stockport Metropolitan Borough Council and Trafford Council's Planning Portal to determine the list of cumulative developments.

3.20 Whilst this Scoping Report seeks to identify relevant schemes to be considered, it is to be acknowledged that the extent to which schemes need to be considered within each environmental discipline will inevitably vary.

3.21 The below table summarises the above process and sets out the potential 'cumulative schemes' and whether these are considered appropriate to assess and in what manner.

3.22 The proposed approach to the assessment involves an in-combination assessment to be undertaken which considers the effects of each plot proposed for development with the wider site area. In addition to this, each of the identified cumulative sites will be assessed. This will consist of the following scenarios.

- Development Project + Cumulative Sites.

Table 2: Cumulative Developments

Sites for 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.

3.23 On review of recent planning approvals and planning application submissions in the surrounding area, the team is not aware of any other projects within the vicinity of the site which would be required to be considered as part of a cumulative assessment, however the Applicant welcomes confirmation.

Preparation of the ES

3.24 In accordance with the Regulations, the ES will be prepared by "*competent experts*", as listed at the outset of this report. A statement outlining the relevant experience of the experts who have undertaken the assessment and drafted the technical chapters within the ES will be provided. For example, Section 18 of the EIA Regulations state:

"*(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".

3.25 Asteer Planning are also a corporate partner of the Institute of Sustainability and Environmental Professionals (ISEP), formerly know as the Institute of Environmental Management and Assessment (IEMA).

ISEP
Institute of Sustainability & Environmental Professionals

4 SITE DESCRIPTION

The Site

4.1 The location and extent of the three application sites are shown on the Site Location Plan provided at **Appendix 1**. The site lies within the administrative authority of MCC.

4.2 The development project site (the 'site') is situated within an existing urban setting in Wythenshawe Town Centre and in total comprises approximately 22.97 hectares (ha). The site is bounded by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56. Rowlandsway creates an additional north-south route though the eastern portion of the site, connecting Poundswick Lane and Simonsway.

4.3 There are no watercourses within the site. The site is located entirely in Flood Zone 1 (lowest area of flood risk). There are areas at low to high risk of surface water flooding across the site. Areas of high surface water flooding are located predominantly in the centre of the site and associated with existing buildings, however the majority of the site is classified as low risk.

4.4 There are no statutory or non-statutory built heritage assets on the site. One Scheduled Monument (Peel Hall Moated Site) is located approximately 730m east and there are four Grade II Listed Buildings within 1km of the site.

- Wiliam Temple Memorial Church - located 60m to the south of the site.
- Roman Catholic Church of St Anthony - located 350m south of the site
- Bridge of Approach Over Moat to Former Peel Hall - located 770m east of the site
- Church of Luke the Physician located - 877m north of the site

4.5 The site is not in or within the vicinity of any statutory landscape designations including National Landscape (previously known as Areas of Outstanding Natural Beauty) or National Parks.

4.6 There are no statutory or non-statutory designated ecological sites on site, or within the immediate area. The closest designated sites include,

- Gatley Carrs Local Nature Reserve (LNR) - 1.9km to the north east of the site.
- Wythenshawe Park LNR - 2.2km north of the site.

4.7 A small section in the central area of the site along Rowlandsway is designated as part of the Manchester Air Quality Management Area (AQMA). Areas to the south of the site along Simonsway are also located in the Manchester AQMA, which was declared for exceedances of the annual mean Air Quality Objective (AQO) for nitrogen dioxide (NO_2) and Particulate Matter (PM_{10}).

4.8 There are no Tree Preservation Orders (TPOs) located within the site.

4.9 The site is highly accessible by public transport, with Wythenshawe Town Centre tram stop and Wythenshawe Interchange located within the site. The Interchange provides regular bus services to Altrincham (11, 249), Manchester Airport (43, 103, 248), Stockport (11, 368), Macclesfield (130), Stockport (368), Piccadilly Gardens (43, 101, 103), and Eccles (248). Wythenshawe Town Centre Tram stop sits on the Navy Line with regular direct services to Manchester Airport and Victoria via Market Street.

Immediate Plot Boundaries Site Context

4.10 Plot 3.3, also referred to as Brotherton House, is a vacant office building to the north west of Wythenshawe Town Centre previously occupied by Lloyds Banking Group. The site comprises a surface car park with landscaping and mature trees in the south-west and southern areas. Access is provided off Cornfield Drive with a small security office aiding barriered entrance and exit points. The multi-storey office building occupies the west of the site, with a larger footprint single-storey building occupying the centre of the Site.

4.11 Plot C2 is situated to the north of The Birtles. It comprises a vacant part two, part three storey building with office space/ storage over ground floor retail and a hard surfaced open area occasionally occupied by market vendors. The site is enclosed by a tall, spiked, metal fence on its northern boundary.

4.12 Plot 2.1 comprises the site of Alpha House (currently under demolition), a former office building directly to the east of Wythenshawe Town Centre. Once demolition is complete, an existing substation will remain along with some scattered trees of low/moderate quality and a section of Centron House (to the north of Wavell Road), where a cantilevered section 'lands' on the site.

5 THE PROPOSED DEVELOPMENT & ALTERNATIVES

The Proposed Development

5.1 Separate full planning applications for each plot will be submitted. However, as mentioned in Section 1, it is proposed that one ES is prepared to support the separate planning applications for Plot 3.3, Plot C2 and Plot 2.1. It is anticipated that these applications will seek permission for the following:

Plot 3.3 ('Brotherton House')

- Demolition of existing buildings
- Erection of approximately 213 apartments (consisting of extra care and older living provision) and houses
- Up to 5 storeys in height (apartments) and 3 storeys in height (houses)

Plot C2 ('as known as top of Birtles')

- Demolition of existing buildings
- Erection of approximately 80 apartments
- Ground floor workplace/retail
- Up to 6 storeys in height

Plot 2.1 ('known as Alpha House')

- Erection of part 2, part 6 storey building comprising approximately 130 units and ancillary communal facilities
- Ground floor workplace/retail
- Associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works.

Alternatives

5.2 The 2017 EIA Regulations require that the ES provide:

"*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.*"

5.3 Therefore, the ES will define the following types of alternatives considered by the Applicant:

- The 'do nothing' alternative: Consideration of the impacts in the absence of the development;
- Alternative layout and designs: A description of the design evolution based on environmental constraints, potential effects and other considerations, with a description and account of the main reasons why alternative layouts were dismissed and why the preferred design option was selected.

6 PLANNING POLICY CONTEXT

6.1 This section provides a review of the planning policy context, including the adopted Development Plan.

Planning Background

6.2 The adopted development plan comprises:

- **Places for Everyone Joint Development Plan** (adopted March 2024) (PfE)
- **Manchester Core Strategy** (adopted July 2012) (addendum added March 2024 following PfE adoption)
- **Extant Unitary Development Policies** (UDP)
- **Greater Manchester Joint Waste DPD** (adopted April 2012)
- **Greater Manchester Joint Minerals DPD** (adopted April 2013).

7 SOCIO ECONOMICS AND HEALTH

Introduction

7.1 The socio economic and health chapter will consider the likely significant effects of the Proposed Development with respect to socio economic indicators and health impacts. The assessment will be undertaken by Nexus Planning.

Relevant Policy and Guidance

National Planning Policy

7.2 Paragraph 8 of the NPPF (December 2024) emphasises the social and economic role of the planning system through its definition of the three overarching objectives under sustainable development. These are as follows:

- Economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- Social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- Environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.3 The relationship between the planning system and health is also confirmed through the National Planning Practice Guidance (PPG), which states:

> "Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population)."

Local Planning Policy

7.4 The chapter will include a full review of policies from the relevant Plans and Strategies set out at 6.2, which may include:

- Places for Everyone is the development plan for Greater Manchester and includes several policies relating to social and economic development, including Policy JP-J1 (Supporting Long-Term Economic Growth), Policy JP-H2 (Scale, Distribution and Phasing of New Development) and Policy JP-P1 (Sustainable Places).
- The Manchester Core Strategy includes several relevant policies, including Policy EC 1 (Employment and Economic Growth in Manchester), Policy H1 (Overall Housing Provision), and Policy EN 10 (Safeguarding Open Space, Sport and Recreation Facilities).
- The Manchester Housing Strategy covers the period 2022-2032 and sets out housing targets for the local authority and how the Council intends to meet these.

Relevant Guidance

IEMA (2022) *Determining Significance For Human Health In Environmental Impact Assessment*

7.5 This guidance outlines the approach to be taken when assessing the significance of human health impacts as part of an EIA. It explains how sensitivity should be assigned to receptors, how the magnitude of change of each effect is defined, and then how the significance of the effect is determined.

HM Treasury (2022) *The Green Book*

7.6 The Green Book is guidance issued by HM Treasury on how to appraise policies, programmes and projects. In regards to the calculation of employment and productivity effects it outlines the significance of accounting for leakage, displacement and substitution, and the appropriate use of multipliers.

Preliminary Assessment of Baseline Conditions

7.7 In assessing potential socio-economic and health impacts of the Proposed Development, it is important to define relevant assessment zones which are most likely to be impacted.

7.8 Impacts are first considered on the basis of an Immediate Zone of Influence ("the Immediate Zone"), which is the area where the Proposed Development's impacts are anticipated to be the greatest. In this case, we have identified this to be the ward in which the Site is located (Woodhouse Park), and the ward immediately neighbouring it to the north (Sharston). Certain receptors may be assessed on the basis of different geographies, such as school catchment areas or GP catchment areas.

7.9 Impacts are also considered on the basis of a Wider Zone of Influence ("the Wider Zone"). In this case, we consider the Wider Zone of Influence to be the Manchester City Council area.

7.10 Comparisons will also be made throughout to averages in the combined authority (Greater Manchester), regional averages (North West) and national averages (England), to understand relative performance across different indicators.

7.11 Baseline conditions will be established through the analysis of data from sources including, but not limited to:

- Census 2021;
- Office of National Statistics Mid-Year Estimates and Projections;
- Index of Multiple Deprivation 2019;
- NHS Digital;
- Nomis;
- Department for Education School Capacity tables;
- HM Land Registry; and
- Business Register and Employment Survey.

7.12 Preliminary findings have identified the following baseline conditions in the Immediate Zone (i.e. the wards of Woodhouse Park and Sharston):

- Population: As of the 2021 Census, the Immediate Zone had a total population of 32,900, which represents approximately 6% of the local authority's total population. Between 2011 and 2021, Manchester's population grew by 9.7%, higher than the national increase of 6.6% over the same period. ONS sub-

national population projections forecast that Manchester's population will grow by another 11.0% between 2022 and 2032.

- Deprivation: The Site is located in an area of high deprivation levels. In the 2019 Index of Multiple Deprivation (IMD), Manchester ranks as the second most deprived local authority of all authorities in England. The two LSOAs where the Site is located (Manchester 050C and Manchester 050E) both have an IMD score of 1, meaning they fall within the 10% most deprived LSOAs nationally.

- Housing: The Immediate Zone has low rates of home ownership and private renting, with almost half of households living in social rented accommodation. As of 2024, the Manchester local authority area had a median affordability ratio of 6.5, which is lower than the national average of 7.7. According to MCC's most recent Five Year Housing Land Supply Statement (2024), the local authority has a housing requirement of 20,872 dwellings between 2024 and 2029, and a housing land supply position of 6.2 years.

- Employment and economy: The Immediate Zone has a working age population of 20,800 people, equivalent to 63.3% of the total population. Economic activity rates in the Immediate Zone of those aged 16+ are equivalent to regional and national averages, although unemployment levels are higher. There are a higher proportion of people employed in lower-skilled and lower-paid occupations. Weekly pay for both full-time and part-time workers is lower than regional and national averages.

- Education: The population of the Immediate Zone is less qualified than average, with fewer adults with Level 4+ qualifications, and more adults with not formal qualifications. Within a 2-mile walking radius there are approximately 30 nurseries, 15 primary schools and three secondary schools, one of which, Manchester Enterprise Academy, is adjacent to the Site.

- Health and wellbeing: The Manchester local authority generally performs poorly under most health indicators. According to the Department of Health & Social Care's (DHSC) Fingertips tool, in comparison to regional and national averages, life expectancies at birth are worse for both men and women, physical activity levels are lower and rates of obesity are higher. The Site falls within the catchment area of six GP practices, two of which are located within Wythenshawe Town Centre. The town centre also has other primary healthcare services such as dentist surgeries, pharmacies and opticians.

- Open space: MCC's Open Spaces, Sport and Recreation Study (2009) found that Wythenshawe has a good quantity of open space available. However, it identified some deficiencies in quality and in accessibility.

Potential Effects (including identification of specific receptors)

7.13 The initial assessment findings have identified seven receptors which could be affected by the Proposed Development during construction and operational phases. The table overleaf summarises which of these are relevant under each phase.

Table 7.1 Socio-economic and human health receptors

Receptor	Construction phase	Operational phase
Population		x
Deprivation		x
Housing		x
Employment and economy	x	x
Education	x	x
Health and wellbeing	x	x
Open space		x

7.14 The impacts of the Proposed Development against each receptor will ultimately be determined by the impact assessment process, however based on the nature of the scheme and drawing upon our industry knowledge of similar schemes, we anticipate the potential likely significant effects during the construction phase as below:

- Employment and economy: the creation of direct, indirect and induced jobs and the support of associated Gross Value Added (GVA).
- Education: the upskilling of local workers, potentially through the establishment of apprenticeships and training aimed towards young workers.
- Health and wellbeing: the potential for noise and air pollution as a result of construction activities.

7.15 During the operational phase, the following potential likely significant effects have been identified:

- Population: increase in local population resident at the Proposed Development, with particular increase of elderly population due to extra-care provision.
- Deprivation: positive impact on multiple domains of deprivation through provision of housing, jobs and open space.

- Housing: provision of approximately 423 new dwellings (combined), assisting with local authority housing targets. Provision of new extra-care units to cater for elderly living needs.
- Employment and economy: increased household spend associated with new residents, supporting jobs and GVA.
- Education: increase in demand for nursery, primary and secondary school places due to occupation of dwellings.
- Health and wellbeing: increase in demand for local primary healthcare facilities due to occupation of dwellings.
- Open space: increase in demand for local open spaces, provision of new open space on-site.

7.16 The assessment will be undertaken in line with the scope as discussed and agreed with MCC through the scoping process.

Scope and Methodology of Assessment (including significance criteria)

7.17 The scope and methodology of our impact assessment will follow the approach outlined in Chapter 3.

7.18 First, the sensitivity of each receptor will be identified. This is done primarily through the baseline assessment process, where any particular vulnerabilities will be identified. Each receptor is determined to be of high, medium, low or negligible sensitivity.

7.19 The nature of the impact is then established in terms of its duration, extent, frequency, likelihood of occurrence, reversibility, and compliance with recognised standards. This is based on professional judgement and our knowledge of similar schemes.

7.20 The magnitude of potential impact will be judged through our impact assessment process. This will be carried out in full accordance with HM Green Book guidance and informed by industry knowledge to make a professional judgement as to the magnitude of the impact.

7.21 From the above steps, the significance of each impact is determined. Standardised significance criteria used to describe the significance of effects is as follows:

- Major Beneficial;
- Moderate Beneficial;
- Minor Beneficial;
- Negligible;
- Minor Adverse;
- Moderate Adverse; and,
- Major Adverse.

Preliminary Discussions of Potential Mitigation and Enhancement Measures

7.22 Potential mitigation and enhancement measures will ultimately be identified through the impact assessment process, however based on our knowledge of similar schemes, such measures may include:

- Co-ordinating training providers and employment organisations to ensure maximum utilisation of local trades people, college students and unemployed residents through the construction process, including in house training, work experience and apprenticeships and work experience;
- Potential provision of contributions towards education, health and social facilities as determined by the health and education authorities and statutory planning authority requirements.

Cumulative Effects

7.23 Cumulative effects will be assessed within each topic chapter of the ES. This will assess the cumulative effects of the Proposed Development in conjunction with any committed developments within the vicinity of the sites identified through the scoping process (refer to section 3).

8 CLIMATE CHANGE

8.1 The Climate Change chapter will assess the likely significant effects of the Proposed Development with respect to impacts on potential climate change effects. This is carried out for both the effects on the climate (including an assessment of the predicted greenhouse gas (GHG) emissions of the project); and the potential effects of climate change on the development itself. In relation to the Proposed Development, the purpose of the climate change chapter is therefore to consider both:

- Climate change mitigation (i.e. acknowledging that all greenhouse gas emissions (GHGs) play a part cumulatively in climate change, and identifying ways in which these can be reduced); and
- Climate change resilience (i.e. the measures the proposed development will use to adapt to the manifestations of a changing climate).

8.2 The chapter will be prepared by Ridge.

Relevant Policy and Guidance

Legislation

8.3 The Climate Change Act 2008 committed the UK to an 80% reduction in carbon emissions relative to the levels in 1990, to be achieved by 2050. The UK Government set carbon budgets 1 to 5 to meet the 80% emission reduction target.

8.4 In June 2019, secondary legislation amended that target to require that the UK reduce all greenhouse gas emissions to net zero by 2050 relative to 1990 levels. In April 2021, the Government confirmed its intention to ratify 'The Sixth Carbon Budget' which effectively requires a 78% reduction in UK territorial emissions between 1990 and 2035.

8.5 Following the 21st United Nations Climate Change Conference (COP21) in 2015, the Paris Agreement was adopted. It is a legally binding international agreement on climate change. As part of the agreement, countries are required to submit a Nationally Determined Contribution (NDC) to set out the actions they will take to meet the goals of the agreement. In its NDC, the UK committed to reducing economy-wide greenhouse gas emissions by at least 68% by 2030, compared with 1990 levels. The UK's NDC is on the pathway to the 2050 net zero target.

National Planning Policy

8.6 Section 14 of the National Planning Policy Framework (NPPF) specifically addresses the challenge of climate change. It states that: '*…New development should be planned for in ways that:*

a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the government's policy for national technical standard Local Plan and supplementary guidance...'

Local Planning Policy

Places for Everyone Joint Development Plan

8.7 The Places for Everyone Joint Development Plan (2024) is the document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. With respect to climate change and sustainability considerations, the following policies are included within the Places for Everyone Joint Development Plan are of relevance to the assessment. Further details of these policies will be included within the Climate Change ES Chapter.

- Policy JP-S2: Carbon and Energy
- Policy JP-S4: Flood Risk and the Water Environment
- Policy JP-P1 Sustainable Places

Manchester Core Strategy

8.8 The Manchester Core Strategy (2012) is the Adopted Development Plan for Manchester City Council. With respect to climate change and sustainability considerations, the following policies are included within the Manchester Local Plan Core Strategy (2012). Further details of these policies will be included within the Climate Change ES Chapter.

- Policy EN4: Reducing CO2 Emissions by Enabling Low & Zero Carbon Development
- Policy EN5: Strategic Areas for low and zero carbon decentralised energy infrastructure
- Policy EN6: Target Framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN8 Adaptation to Climate Change
- Policy EN 14 Flood Risk

Relevant Guidance

IEMA (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance (2nd Edition)

8.9 This document is the key guidance for assessing the impact of a project on climate change. It reflects the 2019 amendment to the UK's legally binding Climate Change Act 2008 in response to the Paris Agreement, setting a new and challenging target to reduce UK GHG emissions to net zero by 2050, accounting for residual emissions which are offset. The guidance confirms that all emissions contribute to climate change, however specifically in the EIA context it provides relative significance descriptions to assist assessments. It sets out levels of significance which are not solely based on whether a project emits GHG emissions alone, but how the project makes a relative contribution towards achieving a science-based 1.5°C aligned transition towards net zero.

IEMA (2020) EIA Guide to: Climate Change Resilience & Adaptation

8.10 This document provides guidance for considering the vulnerability of a project to climate change (climate change resilience). It provides a framework for the effective consideration of climate change resilience and adaptation in the EIA process.

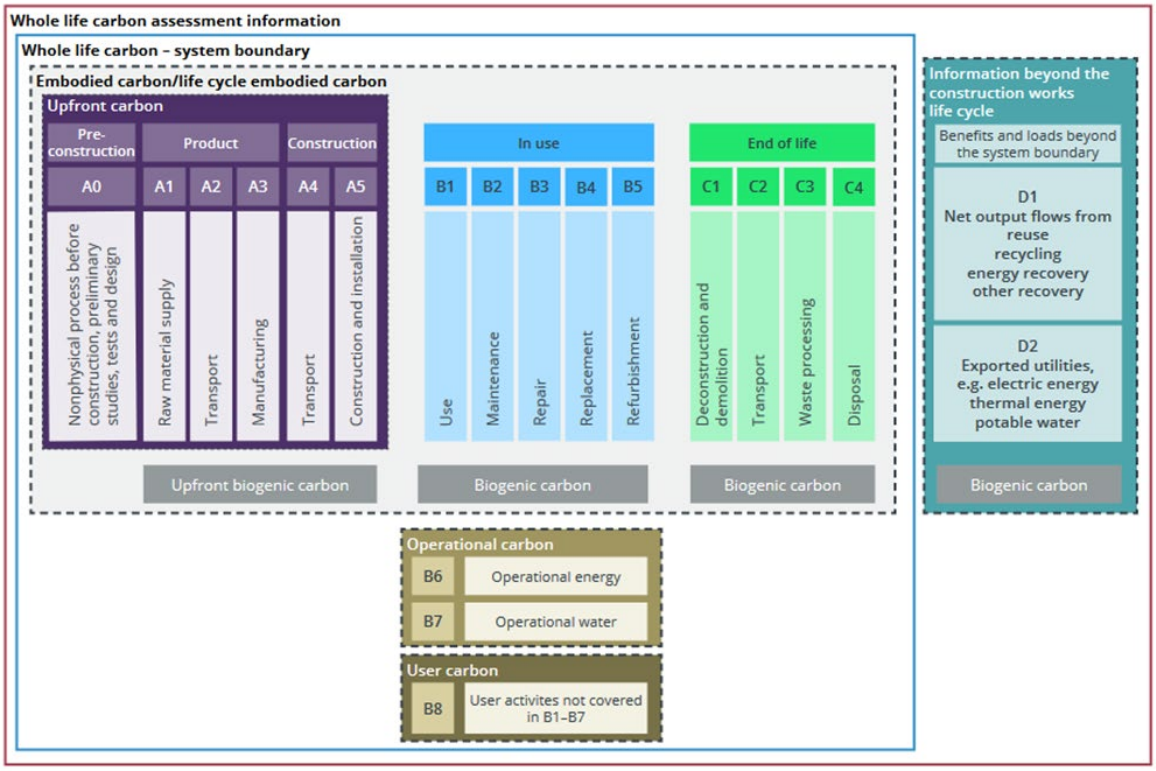
RICS (2024) Whole Life Carbon Assessment 2nd edition, Version 3

8.11 The Royal Institute of Chartered Surveyors (RICS) have developed an approved technical methodology for ‘assessing the carbon impacts from buildings and related infrastructure assets/civil engineering works throughout their life cycle’, known as a Whole Life Carbon Assessment (WLCA). This standard sets out this methodology, which is recognised as a clear and consistent approach to WLCA.

8.12 The RICS standard requires WLCAs to follow a modular structure for carbon reporting, which breaks down the built asset's life cycle into stages and modules. Some modules are broken down further into submodules; these are explained in more detail in the relevant life cycle stage in section 5.

8.13 Figure 8.1 sets out the stages and modular structure for WLCAs.

Figure 8.1 Taken from RICS (2024) - Building and infrastructure life cycle stages and information modules (adapted from EN 15978, EN 17472 and EN 15643, with additions to illustrate biogenic carbon)



RIBA (2021) RIBA 2030 Climate Challenge v2

8.14 The Royal Institute of British Architects (RIBA) have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050. The voluntary operational energy and water use and embodied carbon performance targets that are set out in the 2030 Climate Challenge have been developed by the RIBA consultation with experts across the industry. The targets consider the latest recommendations from the Green Construction Board and are aligned with other built environment professional bodies.

8.15 The RIBA 2030 Climate Challenge targets for residential buildings are shown in Table 8.1 below.

Table 8.1 RIBA 2030 Climate Challenge CO2eq targets for residential buildings

RIBA Sustainable Outcomes Metrics	Business as Usual	2025 Targets	2030 Targets
Operational Energy kWh/m2/y	120kWh/m2/y	<60kWh/m2/y	<35kWh/m2/y
Embodied Carbon kgCO2e/m2	1200kgCO2e/m2	<800kgCO2e/m2	<625 kgCO2e/m2

LETI (2020) Climate Emergency Design Guide

8.16 The Low Energy Transformation Initiative (LETI) is a voluntary network of built environment professionals, working together to put the UK and the planet on the path to a zero-carbon future. The LETI Climate Emergency Design Guide outlines how new buildings should be designed to ensure the UK's climate change targets are met. It covers five key areas: operational energy, embodied carbon, the future of heat, demand response and data disclosure. The Guide sets out requirements for four key building archetypes (small scale residential, medium/large scale residential, commercial offices, and schools).

8.17 The LETI targets for operational energy and embodied carbon, for small / medium / large scale housing are shown in Table 8.2 below.

Table 8.2 LETI Climate Emergency Design Guide Targets for Medium & Large Scale Housing

Metric	Target
Operational Energy kWh/m^2/y	35kWh/m^2/y
Embodied Carbon kgCO_2e/m^2 (A1-A5, B1-B5, C1-C4)	<500kgCO_2e/m^2

UK Net Zero Carbon Buildings Standard Pilot Version

8.18 The pilot version of a new UK Net Zero Carbon Buildings Standard (UKNZCBS) was published in September 2024. This includes *'technical details on how a building should meet the Standard, including what limits and targets it needs to meet, the technical evidence needed to demonstrate this and how it should be reported. In the future, projects will be able to verify that a project conforms to the Standard.'*

8.19 The UKNCZBS includes specific limits for each year from 2025 to 2050 for upfront carbon and operational energy. The UKNZCBS also uses energy use intensity as a metric for operational energy (kWh/m2GIA/yr) and CO2eq for upfront carbon.

Preliminary Assessment of Baseline Conditions

Impact of the project on climate change

8.20 In relation to the impact of the project on climate change, i.e. Greenhouse Gas (GHG) emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the site remains as it is. The Proposed Development is currently home to two existing vacant buildings and one building (Plot 2.1 Alpha House) which is currently under demolition. There may be some GHG emissions associated with the use of these buildings, but these are likely to be limited given the buildings are vacant. As information on the current GHG emissions is not available, it is assumed that there are no significant GHG emissions associated with the Proposed Development in the baseline scenario. This will reflect a worst-case scenario.

Climate Change Resilience

8.21 The existing baseline for the climate change resilience assessment is the current climate in the location of the Proposed Development. Historic climate data obtained from the Met Office website (accessed September 2025) recorded by the closest meteorological station to the Proposed Development with comparable data (Rochdale Station) for the 30-year climate periods of 1961-1990 and 1991-2020 is summarised in Table 8.3 below and shows an increase in the average annual maximum daily temperature.

Table 8.3 Historic Climate data recorded by the closest meteorological station with comparable data (Rochdale)

Climate Period	1961-1990		1991-2020	
Climatic factor	Month	Figure	Month	Figure
Average annual maximum temperature (°C)	-	12.3°C	-	13.13°C
Warmest month by maximum temperature (°C)	July	19.26°C	July	20.01°C
Coldest month by maximum temperature (°C)	January / February	5.97°C	January	6.93°C
Mean annual rainfall levels (mm)	-	1135.75mm	-	1197.22mm
Wettest month on average (mm)	December	120.37mm	December	138.88mm
Driest month on average (mm)	April	68.25mm	May	65.68mm

8.22 The Met Office website (accessed September 2025) confirms that past severe weather events in the last 5 years have included record breaking heatwaves, severe flooding, severe winter weather with significant snowfalls, and storm and high wind events.

8.23 UK Climate Projections published in 2018 (UKCP18) have been developed by the UK Climate Impacts Programme (UKCIP) to provide projections for future climatic scenarios and trends. Table 8.4 below provides a summary of predictions for summer and winter changes by the 2070s (Met Office, 2018).

Table 8.4 Future climate estimates under a high emission scenario (England)

Summer rainfall change	Winter precipitation change	Summer temperature change	Winter temperature change
57% drier to 3% wetter	2% drier to 33% wetter	1.1 °C warmer to 5.8 °C warmer	0.7 °C warmer to 4.2 °C warmer

Potential Effects (including identification of specific receptors)

8.24 The assessment will be undertaken in line with the scope as discussed and agreed with MCC.

Impact of the project on climate change

8.25 The receptor for assessment of the impact of the project on climate change is the global climate. The receptor is considered to be of high sensitivity.

8.26 An assessment will be undertaken to determine GHG emissions associated with the Proposed Development. This will include assessment of the following possible effects:

- Construction stage GHG emissions, including emissions on site and associated with transport of waste, materials to and from the site.
- Embodied GHG emissions associated with the materials used for construction of the Proposed Development, including extraction and production of the materials, maintenance and replacement.
- Operational GHG emissions, including both energy related GHG emissions associated with the buildings within the Proposed Development and transport related GHG emissions associated with the movement of people to and from site.

Impact of climate change on the Proposed Development

8.27 The climate resilience assessment will consider the following climate change hazards:

- Increased flooding
- Increased likelihood of storms (including high winds)
- More extreme heat and cold events, and greater temperature variation
- Wetter winters
- More drought events (including reduced summer rainfall)
- Warmer summers
- More precipitation e.g. rain and snow
- Subsidence or ground movement

8.28 The climate resilience assessment will consider the possible effects of climate change on the following receptors:

- Building occupiers and other users of the site
- Buildings
- Infrastructure
- Soft Landscaping

8.29 It is proposed to 'scope out' assessment of climate resilience for the construction stage, as due to the short-term nature of the construction period (<10 years) of the Proposed Development, it is not considered to be vulnerable to climate change.

Scope and Methodology of Assessment (including significance criteria)

8.30 In accordance with the EIA regulations this chapter will address:

- The impact of the project on climate change, in line with IEMA (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance.

- The vulnerability of the project to climate change (climate change resilience) in line with IEMA (2020) EIA Guide to: Climate Change Resilience & Adaptation.

8.31 The results of which will be presented in the ES Chapter.

Impact of the project on climate change

Scenarios Tested

8.32 The baseline for the assessment is the existing site (as of September 2025). This is considered as the baseline (do nothing) as this represents the current situation (i.e. zero emissions) and will therefore enable a clear indication of the climate change impacts of the Proposed Development.

Study Area

8.33 The study area for the assessment of the impact on climate change is the boundary of the Proposed Development but also encompasses emissions arising outside of this boundary, including the embodied emissions associated with construction materials, and the emissions associated with the transportation of materials and workers to site and removal of waste from the site.

Data Sources

8.34 The following information will be used to inform the assessment:

- High-level operational energy calculations based on SAP and embodied carbon calculations for the buildings based on One-Click
- Transport Assessment considering movements to and from the Proposed Development once operational.

8.35 Given that the scheme is at an early stage of design there is insufficient detail to undertake a fully accurate Whole Life Carbon (WLC) assessment. However, in line with IEMA Guidance (2022) a reasonable worst-case approach will be undertaken.

Assessment of Significance

8.36 The IEMA (2022) Guide: Assessing Greenhouse Gas Emissions and Evaluating their Significance, will be used as a basis for assessing the significance of both construction and operational impacts in this assessment. This guidance states that:

'The crux of significance'… 'is not whether a project emits GHG emissions, nor even the magnitude of GHG emissions alone, but whether it contributes to reducing GHG

emissions relative to a comparable baseline consistent with a trajectory towards net zero by 2050.'

8.37 Significance should therefore be measured against how the project's whole life GHG emissions align with the UK's net zero carbon compatible trajectory.

Receptors

8.38 As GHG emissions are not geographically limited and have a global effect rather than directly affecting any specific local receptor, the receptor for assessment of the impact of the project on climate change is the global atmosphere. The receptor is of high sensitivity, given the severe consequences of global climate change and the cumulative contributions of all GHG emission sources.

Magnitude

8.39 Magnitude will be determined in accordance with Table 8.5 which is based on the IEMA (2022) Guide and references the RIBA Climate Challenge v2 (2021).

Table 8.5 Impact on climate change greenhouse gas emissions – Determining Magnitude

Magnitude of Impact	Criteria for assessing impact
Major Adverse	The project's GHG impacts are not mitigated or are only compliant with do-minimum standards set through regulation, and do not provide further reductions required by existing local and national policy for projects of this type. A project with major adverse effects is locking in emissions and does not make a meaningful contribution to the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the 'Business as Usual' thresholds set out within the RIBA 2030 Climate Challenge.
Moderate Adverse	The project's GHG impacts are partially mitigated and may partially meet the applicable existing and emerging policy requirements but would not fully contribute to decarbonisation in line with local and national policy goals for projects of this type. A project with moderate adverse effects falls short of fully contributing to the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the '2025' targets set out within the RIBA 2030 Climate Challenge.
Minor Adverse	The project's GHG impacts would be fully consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. A project with minor adverse effects is fully in line with measures necessary to achieve the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the '2030' targets set out within the RIBA 2030 Climate Challenge.
Negligible	The project's GHG impacts would be reduced through measures that go well beyond existing and emerging policy and design standards for projects of this type, such that radical decarbonisation or net zero is achieved well before 2050. A project with negligible effects provides GHG performance that is well 'ahead of the curve' for the trajectory towards net zero and has minimal residual emissions. For example, the project's GHG emissions exceed the '2030' targets set out within the RIBA 2030 Climate Challenge.

Significance

8.40 The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. In addition, inherent design mitigation measures which are already being incorporated within the Proposed Development will be taken into account when determining the significance.

8.41 Table 8.6 demonstrates how significance is determined, based on the receptor being of high sensitivity (i.e the global climate) and is defined against magnitude of the impact. Effects which are moderate or major magnitude are considered significant.

Table 8.6 Impact on climate change greenhouse gas emissions – Significance Matrix

Magnitude	Significance
Major	Significant
Moderate	Significant
Minor	Not Significant
Negligible	Not Significant

Climate Change Resilience Assessment

8.42 To assess the vulnerability of the Proposed Development to climate change, a climate change resilience assessment in line with the Environmental Impact Assessment Guide to: Climate Change Resilience & Adaptation (IEMA, 2020) will be undertaken using the following approach:

Scenarios Tested

8.43 The assessment will consider the baseline plus all the additional development proposed, as this will enable an undertaking of the worst possible scenario in terms of carbon emissions.

8.44 For the Climate Change Resilience assessment, no inter-project cumulative effects are anticipated on the basis that climate change adaptation effects and impacts are specific to the development.

Study Area

8.45 The study area for the climate change resilience assessment is the Proposed Development itself.

Data sources

8.46 The following information will be used to inform the assessment:

- Flood Risk Assessment and Drainage Strategy;
- Ecological assessment;
- Concept architectural, structural, drainage and landscape drawings;
- Design and Access Statement.

8.47 A workshop will be held with the design team to run through the climate resilience assessment and to identify inherent and additional mitigation measures.

Receptors

8.48 Receptor groups will be identified and their sensitivity will be determined based on the susceptibility of the receptor (e.g. ability to be affected by a change – low, medium or high) and the vulnerability of the receptor (i.e. potential exposure to a change – low, medium or high).

- Low susceptibility: receptor has the ability to withstand/not be altered much by the projected changes to the existing/prevailing climatic factors (e.g. retain much of its original function and form).
- Moderate susceptibility: receptor has some limited ability to withstand/not be altered by the projected changes to the existing/prevailing climatic conditions.
- High susceptibility: receptor has no ability to withstand/not be substantially altered by the projected changes to the existing/prevailing climatic factors.
- Low vulnerability: Climatic factors have little influence on the receptors.
- Moderate vulnerability: receptor is dependent on some climatic factors but able to tolerate a range of conditions.
- High vulnerability: receptor is directly dependent on existing/prevailing climatic factors and reliant on these specific existing climate conditions continuing in future or only able to tolerate a very limited variation in climate conditions.

8.49 Table 8.7 identifies how the sensitivity of receptors is determined.

Table 8.7 Climate Resilience – Sensitivity of Receptors

	1 (Low vulnerability)	2 (Moderate vulnerability)	3 (High vulnerability)
1 (Low susceptibility	1 (Low sensitivity)	2 (Low sensitivity)	3 (Moderate sensitivity)
2 (Medium susceptibility)	2 (Low sensitivity)	4 (Moderate sensitivity)	6 (High sensitivity)
3 (High susceptibility)	3 (Moderate sensitivity)	6 (High sensitivity)	9 (High sensitivity)

Magnitude

8.50 Magnitude will be based on a combination of likelihood (the chance of the effect occurring over the lifespan of the project if the risk is not mitigated) and consequence (which will reflect the geographical extent of the effect or the number of receptors affected, the complexity of the effect, degree of harm to those affected and the duration, frequency and reversibility of effect).

- Very Low likelihood: The event may occur once during the lifetime of the project
- Low likelihood: The event may occur once or on limited occasions during the lifetime of the development.
- Moderate likelihood: The event may occur limited times during the lifetime of the development.
- High likelihood: The event will occur on several occasions during the lifetime of the development.
- Very high likelihood: The event occurs multiple times during the lifetime of the development e.g. approximately annually.
- Low consequence: Minor disruption to business operations / no risk to building occupants / no damage to buildings / infrastructure.
- Moderate consequence: Some disruption to building operations / slight risk to building occupants / slight damage to buildings / infrastructure.
- High consequence: Major disruption to business operations / risk to building occupants / significant damage to buildings / infrastructure.

8.51 Table 8.8 identifies how the magnitude of effects is determined.

Table 8.8 Climate Resilience – Determining Magnitude

	1 (Low consequence)	2 (Moderate consequence)	3 (High consequence)
1 (Very low likelihood)	Negligible	Negligible	Negligible
2 (Low likelihood)	Minor magnitude	Minor magnitude	Moderate magnitude
3 (Moderate likelihood)	Minor magnitude	Moderate magnitude	Major magnitude
4 (High likelihood)	Moderate magnitude	Major magnitude	Major magnitude
5 (Very High likelihood)	Moderate magnitude	Major magnitude	Major magnitude

Significance

8.52 The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. The Impact Significance Matrix is set out in Table 8.9.

Table 8.9 Climate Resilience – Determining Significance

Magnitude	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Major	Significant	Significant	Significant
Moderate	Significant	Significant	Not significant
Minor	Significant	Not significant	Not significant
Negligible	Not significant	Not significant	Not significant

Preliminary Discussions of Potential Mitigation and Enhancement Measures

8.53 Mitigation measures for the impact of the project on climate change are likely to include:

- Use of the energy hierarchy to minimise the potential energy consumption of homes
- Review and selection of options to minimise the embodied carbon associated with the homes
- Measures to encourage sustainable transport choices, in line with a Travel Plan for the site

8.54 Mitigation measures for climate resilience will be developed with the design team during the proposed Climate Resilience Workshop.

Cumulative Effects

8.55 Cumulative climate change effects from other developments will not be assessed. It is unreasonable for the purposes of a planning application to quantify all sources of emissions from other third-party developments for the following reasons:

- The emissions from other developments fall under Scope 3, which do not form part of the assessment under the methodology outlined.
- Large technical data requirements from other developments which are not accessible.
- A significant interlinking scope of assessment that would exceed that expected of planning application for any one development.
- It is not feasible to undertake a high-level chemical assessment to analyse likely synergistic impacts between different emissions from varying developments.
- Complicated, unpredictable chemical reactions driven by atmospheric, climatic, and behavioural factors beyond the applicant's control.

8.56 For the Climate Change Resilience assessment, no inter-project cumulative effects are anticipated on the basis that climate change adaptation effects and impacts are specific to the development.

9 TOPICS TO BE 'SCOPED OUT'

9.1 This section sets out those environmental issues deemed to be insignificant for the purposes of EIA, and as such have been 'scoped out' of the EIA process.

9.2 In determining topics to be scoped-out of the EIA, consideration is given to the application of standard measures and the adoption of construction best practice methods to avoid, minimise or manage adverse environmental effects, or to ensure realisation of beneficial effects. This approach is in accordance with IEMA best practice guidance which states that when identifying likely significant environmental effects, any methods of environmental management or protection that "…*will be required regardless of any EIA assessment, as is imposed, for example, as a result of legislative requirements and / or standard sectorial practices*…" can reasonably be assumed to be implemented. Examples of such measures include the implementation of Construction Environmental Management Plans (CEMPs) and Considerate Construction practices. Where these have been considering in assessed the topics to be scoped-out of the EIA, this is referenced below.

Townscape and Visual

9.3 The site is not situated within an any areas designated in recognition of its landscape quality or value at either a statutory national level (National Landscapes, formerly known as Areas of Outstanding Natural Beauty (AONB) and National Parks) or at a non-statutory local level (Special Landscape Areas).

9.4 The proposal is situated within an existing urban setting in Wythenshawe Town Centre. The site is bounded by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56.

9.5 Whilst development on this site will provide a modest increase in scale and density from existing features, the Proposed Development will work to conserve the setting of the site wherever possible and minimise the visual impacts on surrounding receptors. The proposals aim to positively contribute to the setting and it is considered that they are not incongruous with the existing scale and massing in the surrounding area.

9.6 During construction there will be temporary effects associated with the construction activities and may affect views of the site and the townscape character of the site as it is developed. The effects during construction may include the introduction of plant,

movement and construction activities introducing built development but any impacts on views and townscape character will be limited and extremely localised. Likely significant effects are therefore considered not significant for the purposes of EIA.

9.7 On completion, the proposals aim to achieve positive townscape and visual effects through well considered design which provides increased permeability throughout the site, and is sympathetic of the setting, historic and future proposed use and wider regeneration for the area. Likely significant effects are therefore considered not significant for the purposes of EIA. Further detail relating to the proposed design and considered influences will be presented in the Design and Access Statement submitted with each planning application.

9.8 There is not expected to be any significant townscape and visual impacts and therefore this topic is proposed to be scoped out of the EIA.

Heritage and Archaeology

9.9 The site does not contain any designated heritage assets. The nearest listed buildings are the Grade II Listed William Temple Memorial Church (60m south) and Roman Catholic Church of St Anthony (350m south). However, due to the lack of intervisibility between these assets and the construction works associated with the Proposed Development plots of C2, 3.3 and 2.1, there would be no direct or indirect impact on the significance of the heritage assets noted.

9.10 Given that the Proposed Development is unlikely to result in significant adverse effects for the purposes of EIA, Built Heritage is scoped-out of the EIA. However, a standalone Heritage Assessment will be prepared and will support the planning application.

9.11 It is not predicted that the proposed works will significantly impact any unknown archaeological assets given the level of disturbance to ground that has previously occurred. As such, it is not proposed to evaluate the potential impacts of the proposed development on archaeology as part of the EIA. A standalone assessment will be submitted in support of each planning application.

9.12 As such, it is not proposed to evaluate the potential impacts of the proposed development on archaeology as part of the EIA.

Ecology

9.13 The site currently comprises hardstanding and is therefore considered to provide limited ecological value. There are no statutory or non-statutory designated ecological sites within the site boundary. There are two statutory ecological designated sites within 2.5km of the site. However, when considering the proposals and the distance to these two sites, no significant ecological impacts are anticipated.

9.14 A Biodiversity Net Gain assessment and ecological surveys will be undertaken as a standalone assessment to support the planning applications but it is not considered the Proposed Development will result in significant effects on ecological resources such that ecology needs to scoped-in to the ES.

Transport and Access

9.15 The Proposed Development will provide adequate car parking spaces in line with the Council's adopted parking standards. Sustainable non-car travel methods are to be encouraged, reflective of its location within Wythenshawe Town Centre and the excellent walking, cycling, and public transport links that are available.

9.16 During the construction phase of the proposed development, construction traffic management measures will be implemented through a CEMP, which can be secured by planning condition.

9.17 A Travel Plan (TP) will be submitted in support of the development proposals, which identifies potential measures to promote the available sustainable transport options to users of the site and reduce vehicle trips associated with the development.

9.18 The TP will outline methods in which sustainable travel to and from the proposed development can be accomplished and comprises measures to promote walking, cycling, public transport, car sharing and car clubs.

9.19 Overall, the site is sustainably located in an urban area with good proximity to transport links and key services and facilities. Given the scale of the development, it is anticipated there will be no significant effects on the highways network through traffic trip generation and distribution and therefore transport and access can be scoped out of the EIA.

9.20 A Transport Assessment providing further details will be submitted with each planning application.

Noise

9.21 The construction phase will involve a number of activities which have the potential to generate short term, temporary increases in noise levels at nearby sensitive receptors if unmitigated. However, these activities will be managed by a CEMP and secured by planning condition, and it is not anticipated there would be significant construction phase effects.

9.22 At the competed development phase internal noise levels will be achieved through the use of appropriate design measures such as glazing and ventilation strategies, where this is deemed to be required. As the proposals are for residential development, and therefore not a noise generating use, no significant noise impacts are expected on existing receptors. As such, it is not considered that significant noise effects are likely and this topic can be scoped out of the ES.

Air Quality

9.23 A small section in the central area of the site along Rowlandsway is designated as part of the Manchester Air Quality Management Area (AQMA). Areas to the south of the site along Simonsway are also located in the Manchester AQMA, which was declared for exceedances of the annual mean Air Quality Objective (AQO) for nitrogen dioxide (NO_2) and Particulate Matter (PM_{10}).

9.24 Although during construction of the Proposed Development, dust may be generated through enabling works and construction activities, dust generation would be managed in accordance with standard best practice measures which would be detailed within the CEMP and secured by planning condition. With appropriate mitigation in place, such as dust supressing measures, significant effects are not considered likely.

9.25 During construction there would be increased emissions from construction vehicles including HGV vehicles. However, arrival and departure of HGVs would be dispersed across the working day to avoid concentration of released pollutants associated with the plant and vehicles required for the construction phase. In addition, the construction phase will be temporary.

9.26 Once operational the development is not expected to generate significant numbers of vehicle movements. Considering this, no significant adverse effects are expected in relation to air quality and therefore it has been scoped out of the EIA.

Flood Risk and Drainage

9.27 The site is located entirely within Flood Zone 1 and is therefore at a low risk of flooding. Sections of the site, primarily in the centre around existing built development, are designated as high risk of surface water flooding, however the majority of the site is classified as low risk. The site is located in an existing urban area and the Proposed Development would not increase flood risk at the site or for the surrounding area. Surface water will be appropriately managed and it is anticipated that any future applications beyond Plot 3.3, C2 and 2.1 that come forward within the site, will adhere to the relevant policy requirements and attenuate to an agreed rate, which will be confirmed with the Lead Local Flood Authority (LLFA), accounting for the effects of climate change. A Flood Risk Assessment and Drainage Strategy will be prepared and submitted alongside the planning applications.

9.28 No significant impacts are anticipated with regards to flood risk and drainage and as such it is considered that it can be scoped out of the EIA.

Ground Conditions and Soils

9.29 Ground conditions across the site comprise a layer of Made Ground associated with the previous development of the site underlain by superficial deposits of Glacial Till, which in turn is underlain by the bedrock of the Bollin Mudstone Member. The superficial deposits are designated as a Secondary Undifferentiated aquifer and the bedrock is designated as a Secondary B aquifer.

9.30 Current and historical mapping indicates that the proposed development plots and the wider DF area have had a predominantly commercial history.

9.31 During construction there is the potential to create new contamination pathways due to earthworks, excavations, and foundation works. The potential risks can be successfully managed and mitigated via various standard means including:

- Intrusive ground investigation, gas and groundwater monitoring to further understand potential contamination on site
- Best practice construction measures to minimise the potential for contamination, particularly with regard to intrusive works such as piling
- Implementation of a CEMP to manage the health and safety of workers and pollution prevention procedures including hazardous materials storage,

requirements for risk assessments and method statements, use of materials on-site and the disposal of materials from the site.

9.32 A Phase 1 Ground Investigation Study will be undertaken and submitted with the planning application. If required, further Phase 2 Ground Investigation will be undertaken to assess the potential ground contamination and geotechnical risks. Should the Phase 1 Desk Study and Phase 2 Site Investigation identify potential risks to human health or controlled waters, based on the historical uses of the site it is anticipated that these risks could be mitigated through conventional development remediation including soil capping layers, presence of hardstanding and buildings, removal of hotspots of contamination, incorporation of ground gas protective measures and appropriate selection of water supply pipe material. As a result, it is considered that the topic of ground conditions does not require assessment through the EIA process and can be scoped out of the ES.

Waste Materials and Assets

9.33 Construction of the Proposed Development would lead to an increase in waste produced, this will be reused and recycled on site where possible. Construction waste would be managed in accordance with all applicable legislation and disposed of in line with best practice. Other sources of waste during the construction stage are assumed to relate to construction materials (including packaging). It is anticipated that waste produced during enabling and construction works phase would be controlled through the implementation of a CEMP, secured by planning condition. The CEMP will be informed all applicable legislation and will set out the principles and legal requirements relating to waste (including hazardous waste) as noted above. The CEMP will also describe how materials will be managed efficiently and disposed of legally during construction. It will also outline the aims, objectives and on-going management responsibilities, including management practices, to be implemented during the construction stage. The volume of waste generation during the enabling works and construction phase and the implementation of management measures as described above, it is not considered that the proposed development will generate significant waste and it is therefore scoped-out of the ES.

9.34 Once operational, a quantity of domestic waste will be generated. The Proposed Development will not include for any land uses or activities that will give rise to particularly contaminative or hazardous waste materials. Operational waste would be disposed of in line with Council requirements and managed in accordance with all

applicable legislation. Therefore, given the nature of the proposals, waste material is not considered significant and therefore does not warrant further assessment within the resultant ES.

9.35 Material assets in EIA is a very broad term which considers both physical and non-physical sectors that could be said to have material value. On review of the Proposed Development site's location and context, it is not considered there are any further 'material assets' to those already addressed within other EIA topics, and therefore no further consideration of material assets is proposed within the EIA and resultant ES.

Lighting

9.36 Artificial lighting is provided to encourage a safe environment for a range of activities including driving, cycling and walking. It is also used to enhance the environment by means of decorative and flood lighting of areas, features and buildings. Any new lighting proposed as part of the development at the sites will be in accordance with British Standards, The Institution of Lighting Professionals ('ILP') and The Chartered Institution of Building Services Engineers ('CIBSE') which prescribes required lighting levels. The proposed lighting will be selected with reference to the following design standards and codes of practice:

- BS EN 5489-1: 2003 +A2 (2008) Code of Practice for the design of road lighting: Part 1 Lighting of roads and public amenity areas;
- BS EN 13201-2: 2003 Road lighting – Part 2: Performance requirements;
- ILE GN01: Guidance notes for the reduction of obtrusive light;
- ILE TR12: Lighting of pedestrian crossings (2007); and
- ILE TR25: Lighting for traffic calming features.

9.37 Lighting will be designed in conjunction with the design team and landscape consultant to ensure that lighting is appropriate in terms of the potential effects on public realm and surroundings of the site. As this mitigation can be 'designed-in' to the proposals and secured through appropriate planning controls, it is considered that a detailed assessment of lighting is not required as part of the EIA.

Accidents and Disasters

9.38 The EIA Regulations recognise a potential requirement to identify the significant effects arising from the vulnerability of the proposed development to major accidents and disasters. In this case, the nature of the Proposed Development is not considered to pose risk of major accidents and/or disasters. Furthermore, the features and uses in the immediate vicinity of the site are not considered to pose a risk to the Proposed Development in terms of accidents or disasters. As such, accidents and disasters are not proposed to be assessed as part of this EIA.

Wind

9.39 The proposed development will not comprise buildings of a sufficient size and scale to affect wind flow and dynamics such that significant environmental effects could result. As such, due to the expectation of no potential for significant effects in relation to wind microclimate, this topic is proposed to be scoped out of the EIA.

Daylight and Sunlight

9.40 Development in densely urbanised locations or of a high-rise nature can cause impacts to the levels of light received by adjacent properties. Although the area is urban in setting, the Proposed Development is not particularly high-rise in nature and is largely in keeping with the surrounding area. There is not anticipated to be any potential for issues of overshadowing or light obstruction to adjacent properties such that an assessment would need to be undertaken to quantify the impact and propose mitigation. It is therefore proposed that an assessment of daylight, sunlight and overshadowing effects can be scoped out of the EIA.

10 STRUCTURE OF THE ENVIRONMENTAL STATEMENT

10.1 The ES will report the findings of the EIA and will address the requirements of Schedule 4 of the EIA Regulations, as set out in section 3.

10.2 The ES is anticipated to include 2 volumes:

- Volume 1: Environmental Statement Main Text: sets out the findings to each of the environmental disciplines, including accompanying Figures (i.e. plans/drawings)
- Volume 2: Accompanying Technical Appendices: supports the main assessments within Volume 1
- Non-Technical Summary (NTS) would also be provided as a separate document

10.3 The anticipated structure and content of Volume 1 (and Volume 2 where applicable) of the ES is likely to be as follows:

- Chapter 1 Introduction
- Chapter 2 Assessment Scope and Methodology
- Chapter 3 Site Description
- Chapter 4 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

10.4 Within each of the assessment chapters the main structure of the information presented, although not exclusively, will be as per the following headings:

- Introduction
- Assessment Approach (including methodology, assessment of significance, legislative and policy framework, scoping criteria, limitation)

- Baseline Conditions
- Assessment of Likely Significant Effects (Assessment of Impacts, including enabling works, construction and operation)
- Mitigation, Enhancement and Residual Effects
- Cumulative and in-combination effects
- Summary

11 ENVIRONMENTAL STATEMENT SCOPING SUMMARY

11.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared on behalf of Muse Places (the "Applicant") in respect of the proposed Wythenshawe Town Centre regeneration proposals.

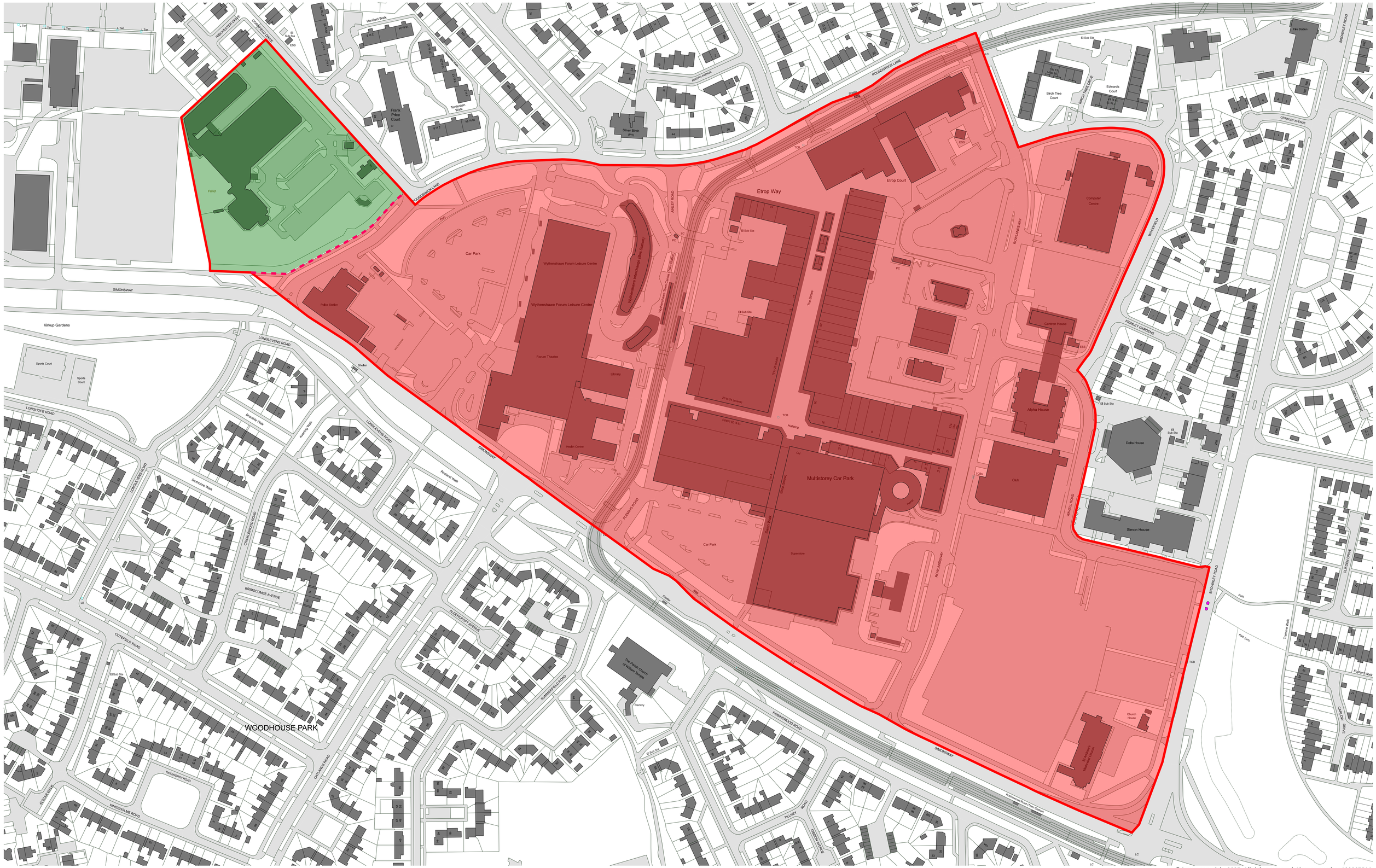
11.2 This Scoping Report has been prepared to accompany a formal EIA Scoping Opinion request to MCC under Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 (as amended) and has set out the proposed scope of the EIA and resultant Environmental Statement (ES) which is anticipated to support a planning application(s) for residential development at the site.

11.3 As outlined and justified within this Scoping Report, it is proposed the ES will consider the topics listed below:

- Socio economics and Health; and
- Climate Change.

11.4 We would welcome feedback on the proposed approach to the EIA and would be grateful if MCC would respond by way of a formal Scoping Opinion within the requisite five weeks in accordance with Regulation 15 (5) of the EIA Regulations.

APPENDIX 1 – Site Location Plan



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Amendment | Date

Key

- Site Location
- Development Framework Area
- Plot 3.3 (Brotherton House)

Notes

This drawing is to be read in conjunction with all other project information by the architect and consultants.

Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.

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Project Name	Drawing No	Rev
WYTHENSHAWE	2141-FCB-ZZ-ZZ-D-A-0101	-P01
EXISTING SITE PLAN	Scale 1:1250 @ A1	
	Date 14.10.25	
	Drawn FCB-MCR	
	Check PM	

Do not scale — All dimensions to be checked on site

Original printed at A1

APPENDIX 2 – EIA Legislative Requirements

SCHEDULE 4

INFORMATION FOR INCLUSION IN ENVIRONMENTAL STATEMENTS

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.

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.

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.

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.

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.

The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(1) and Directive 2009/147/EC(2).

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.

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.

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.

9. A non-technical summary of the information provided under paragraphs 1 to 8.

10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.