



Environmental Statement Addendum Non-Technical Summary

Ryebank, Chorlton
Proposed Residential Development

On behalf of Step Places, Southway Housing Trust and
Manchester Metropolitan University

May 2026

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1 INTRODUCTION

- 1.1 This Non-Technical Summary (NTS) summarises the findings of the Environmental Statement (ES) Addendum in respect of a planning application seeking approval for a residential development on land off Ryebank Road, Chorlton (the “site”) prepared on behalf of Step Places, Southway Housing Trust and Manchester Metropolitan University (the Applicants). The site is 4.61 hectares, the majority of which is situated within the administrative area of Manchester City Council (MCC). A very small area (0.0156 hectares / 156.5 sqm) falls within the boundary of Trafford Metropolitan Borough Council (TMBC).
- 1.2 The planning application submitted is seeking to seeking to secure full approval for a residential development in February 2025. The description of development is as follows:
- “Erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works.”*
- 1.3 The planning application was submitted to MCC and TMBC in February 2025 and was accompanied by an ES (hereafter referred to as the ‘February 2025 ES’) prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (as amended). The February 2025 ES presented the findings of a series of studies that evaluated the potential environmental effects of the Proposed Development. This May 2026 ES Addendum represents an addendum report to the February 2025 ES and should be read in conjunction with this previous ES.
- 1.4 This NTS provides a summary of the May 2026 ES Addendum in more accessible, non-technical language. Full details of the assessments can be found within the February 2025 ES Addendum Written Statement (Volume 1) and the associated technical appendices (Volume 2).

Need for an ES Addendum

- 1.5 Since the submission of the February 2025 ES, the Applicant and the design team have continued to undertake extensive consultation with MCC, TMBC and various consultees.
- 1.6 As a result of comments received through this consultation process, further work has been undertaken in relation to the Ecology, Ground Conditions and Socio-economic assessments. Minor typographical errors identified in Chapter 8 Climate Change and Chapter 11 Residual Effects and Mitigation Summary of the February 2025 ES have also been clarified. Further details of all changes are provided in Chapters 6-10 of the ES Addendum.
- 1.7 In addition, when the application was submitted in February 2025, the site was located entirely in Flood Zone 1. Since then, the Environment Agency has updated their Flood Mapping, which now places parts of the central and eastern sections of the site within Flood Zone 2.
- 1.8 In order to address this change in the site's Flood Zone classification, it has been necessary to incorporate additional flood risk mitigation measures within the development proposals and this has created a requirement to make a number of minor changes to the design and landscaping plans originally submitted. Although Flood Risk and Drainage was not a topic scoped into the February 2025 ES, the amendments to the design and landscaping proposals are referenced within this May 2026 ES Addendum for completeness.
- 1.9 Given the updates outlined above, this ES Addendum has been prepared in accordance with the EIA Regulations and constitutes additional environmental information, which is defined by the Regulations as 'any other information' of a substantive nature relating to an ES.
- 1.10 Additional information of a substantive nature submitted voluntarily by an applicant must be treated in the same way as information formally requested by the Local Planning Authority (LPA) in respect of an ES. Therefore, although no 'formal' request for further information has been made by the MCC and TMBC, this May 2026 ES Addendum is submitted under Regulation 25 'Further information and evidence respecting Environmental Statements' of the EIA Regulations. Accordingly, MCC and TMBC should consult on this additional information in full accordance with the requirements of Regulation 25 of the EIA Regulations.

Availability and Comments on the Planning Application

- 1.11 The February 2025 ES and May 2026 ES Addendum can be viewed online on MCC's website using the reference '142223/FO/2025' at the following link

<https://www.manchester.gov.uk/planning-and-regeneration/planning/planning-permission/see-or-comment-on-planning-applications>.

1.12 They can also be viewed at MCC's and TMBC's offices:

- Planning, Growth and Development, Manchester City Council, PO Box 532, Manchester, M60 2LA.
- Development Management, 1st Floor, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

1.13 Additional hard copies of the ES Addendum can be prepared upon request; a quote for reasonable printing will be sourced upon any request and available from Asteer Planning LLP, 3rd Floor Calico, 53-55 Mosley Street, Manchester, M2 3HQ.

1.14 The complete ES Addendum can also be obtained in USB format for £10 from the same address.

2 ASSESSMENT APPROACH

- 2.1 The purpose of the EIA is to identify, describe and assess the likely significant effects of the Proposed Development on the environment. This could be effects caused by impacts from the Proposed Development (e.g. increase in traffic) or existing conditions that could impact the Proposed Development (e.g. archaeology receptors).
- 2.2 The May 2026 ES Addendum has been prepared in accordance with statutory requirements and current industry accepted guidance in relation to EIA. The ES Addendum has been prepared to address the proposed amendments to the development. Where necessary, updated technical assessment work has been undertaken to inform the assessment process.
- 2.3 The ES Addendum should be read in conjunction with and as an Addendum to the February 2025 ES submitted alongside the planning application '142223/FO/2025'.
- 2.4 The February 2025 ES, including technical appendices and assessment plans are available to view online on the Council's website using the relevant application reference outlined above:

<https://www.manchester.gov.uk/planning-and-regeneration/planning/planning-permission/see-or-comment-on-planning-applications>.

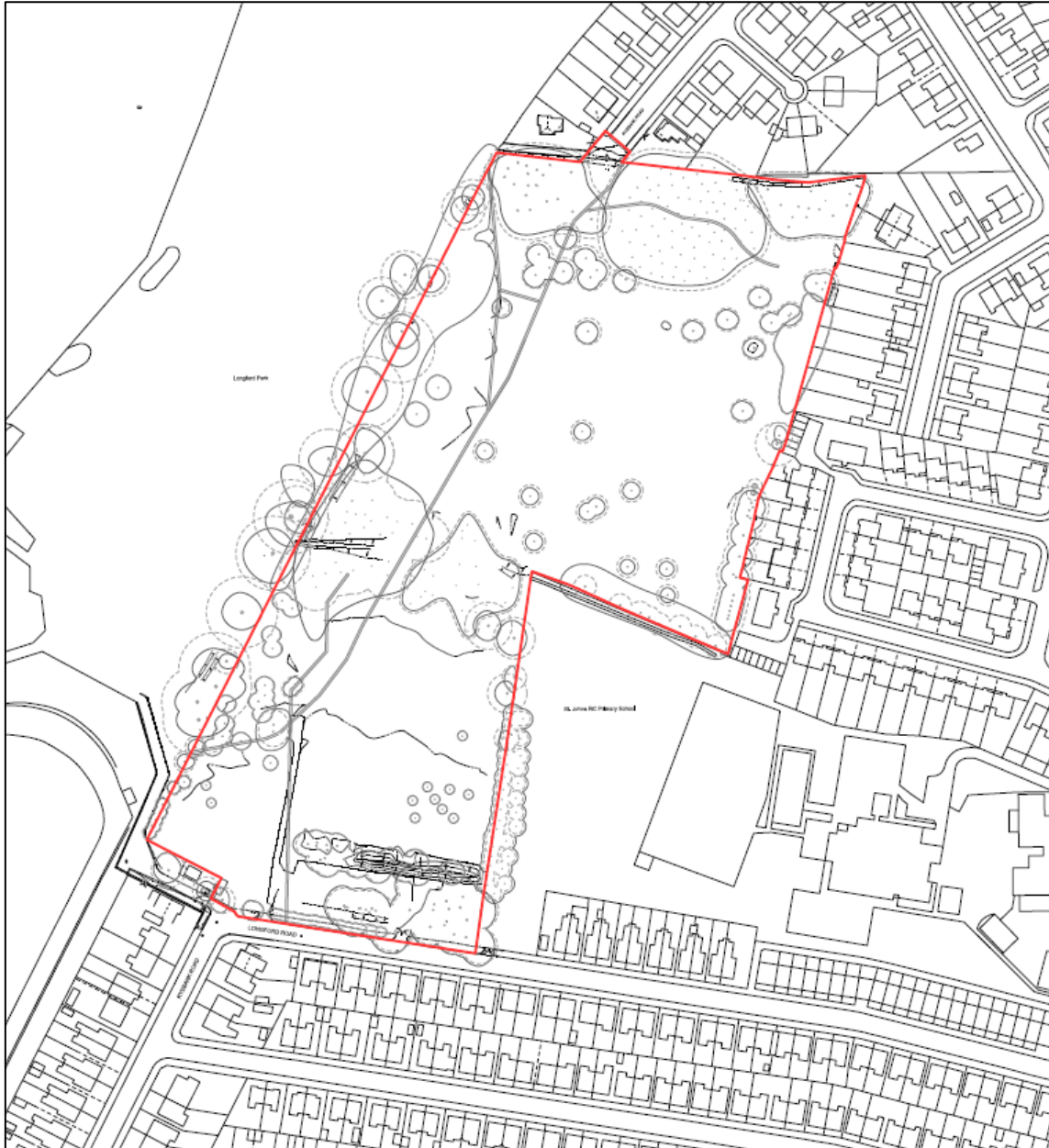
- 2.5 It is noted that the scope of the February 2025 ES included the following technical topics:
- Ecology and Arboriculture
 - Socio-economics and Health
 - Climate Change
 - Archaeology
 - Ground Conditions
- 2.6 The process of EIA identifies the likely 'significance' of environmental effects (beneficial or adverse) arising from a development project. Each technical chapter defines discipline specific 'likely significant effects' by the use of pre-determined assessment criteria. Individual disciplines stipulate the specific assessment criteria used within their own technical chapters; however in broad terms, environmental effects can be described as adverse, beneficial or neutral on a sliding scale, for example, major-moderate-minor-negligible.

- 2.7 In many technical disciplines, significance reflects the relationship between two factors:
- The magnitude or severity of an effect (i.e. the actual change taking place to the environment); and
 - The sensitivity, importance or value of the resource or receptor.
- 2.8 Each technical chapter will refer back to the methodology used within the February 2025 ES unless where there are updates required to the adopted methodology as a result of changes in policy or guidance since the 2025 assessment was prepared. Where there are updates in the methodology, this is clearly set out in the technical chapter.
- 2.9 The ES Addendum, which is summarised in this NTS, describes any updates to the environmental conditions (known as the baseline); provides a description of the Proposed Development; and provides data to identify and assess any potential additional or updated environmental effects since the February 2025 ES. Definitive standards and legislation have been updated where required. Where it has not been possible to quantify effects, qualitative assessments have been carried out, based on available knowledge and professional judgement. Updates to any residual effects are concluded to determine any changes from the February 2025 ES.

3 THE APPLICATION SITE AND CONTEXT

- 3.1 The boundary of the Application Site remains the same as the February 2025 ES, see Figure 1 below.

Figure 1: Site Location Plan



- 3.2 As outlined above, part of the site is now located within Flood Zone 2, due to the updates made by the Environment Agency to its Flood Maps.
- 3.3 There have been no further changes to the Application Site as described in the February 2025 ES.
- 3.4 Refer to Chapter 3 of the February 2025 ES for further details regarding the site history and site description.

4 THE PROPOSED DEVELOPMENT AND ALTERNATIVES

- 4.1 There have been no material changes to the description of the development as set out in Chapter 4 of the February 2025 ES. Therefore, the description of the proposed development, as approved as set out in the planning application, remains as follows:

“Erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works.”

The Development Assessed within this ES Addendum

- 4.2 The proposed development assessed within the ES addendum largely remains as per that presented in the February 2025 ES, refer to Chapter 4 of the ES addendum which confirms the description of development on which this ES addendum is based. However, as stated previously, it has been necessary to incorporate various additional flood risk mitigation measures within the development proposals, in response to the updates made by the Environment Agency to its Flood Maps, which now places part of the site within Flood Zone 2.
- 4.3 The introduction of these additional flood risk mitigation measures has created a requirement to make a number of minor changes to the design and landscaping proposals. These changes are presented within a Design and Access Statement Addendum, which forms part of the package of amended/supplementary plans and documents being submitted. The changes can be summarised as follows:
- Adjustments to the alignment of the internal road providing access to the southern part of the site to ensure existing flood flow routes through the site are maintained. The road has been moved slightly northwards away from the site’s boundary with St John’s RC Primary School and the bend in the road close to the attenuation basin has also been adjusted.
 - The primary substation serving the proposed development has been relocated from the central area of the site to the car parking courtyard serving the 2-storey building in the southwestern corner of the site providing accommodation for autistic adults.
 - The small parking courtyard in the central part of the site has been reconfigured to respond to the realignment of the internal road and to

ensure safe access and egress for residents in the event of an extreme flood. This includes the removal of the shared bin and cycle store structure in lieu of private in-curtilage provision of these facilities.

- Various amendments have been made to the proposed landscaping strategy to incorporate the design changes described above, including a redistribution of some of the proposed trees, the retention of additional scrub on site and modifications to the attenuation basis in the central part of the site.

4.4 There are no changes to the overall masterplan principles or to the number and type of homes proposed.

4.5 The Table below sets out the development parameters which were used within the assessment of environmental effects in the February 2025 ES and provides clarification on which drawings have been updated to account for the design and landscape amendments discussed above.

Table 1: EIA Development Plans

EIA Plans	ES Figure Reference and Drawing Number	Has plan been updated?
Existing Site Location Plan, Red Line Boundary	Figure 1.1 05476-5PA-MP-XX-DR-A-000001	No update required
Masterplan	Figure 4.1 05476-5PA-MP-XX-DR-A-000200 Rev H	Yes, replaced with drawing 05476-5PA-MP-XX-DR-A-000200 Rev I See Figure 4.1a of May 2026 ES Addendum (Volume 1)

Proposed Site Plan - Tenure Plan	Figure 4.2 05476-5PA-MP-XX-DR-A-000201 Rev B	Yes, replaced with drawing 05476-5PA-MP-XX-DR-A-000201 Rev C See Figure 4.2a of May 2026 ES Addendum (Volume 1)
Landscape Layout	Figure 4.3 4343 101-C Rev C	Yes, replaced with drawing drawing no. 26_22 101 Rev I See Figure 4.3a of May 2026 ES Addendum (Volume 1)
Access Plans	Figure 4.4 SK22351-201	No update required
	Figure 4.5 SK22351-202	No update required
Plans submitted as part of wider planning application in February 2025 (but not included within ES) which have been updated		
Proposed Site Plan – House Type Plan	Drawing no. 05476-5PA-MP-XX-DR-A-000202 Rev D	Yes, replaced with drawing 05476-5PA-MP-XX-DR-A-000202 Rev E
Proposed General Arrangement Plan – Ground Floor, Zone 1	Drawing no. 05476-5PA-Z01-00-DR-A-002200 Rev E	Yes, replaced with drawing 05476-5PA-Z01-00-DR-A-002200 Rev F
Proposed General Arrangement Plan – Ground Floor, Zone 2	drawing no. 05476-5PA-Z02-00-DR-A-002200 Rev E	Yes, replaced with drawing 05476-5PA-Z02-00-DR-A-002200 Rev F

- 4.6 To confirm, there have been no changes to the quantum's or fixed development parameters as described in the February 2025 ES which formed the basis of the technical assessments. Therefore, there have been no further changes to the description of development as presented in the February 2025 ES.

5 PLANNING POLICY CONTEXT

5.1 Chapter 5 of the February 2025 ES presents a summary of the relevant policies within the Development Plan, which comprises,

- Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted July 1995);
- Manchester Core Strategy (adopted July 2012); and
- Places for Everyone Joint Development Plan Document (adopted March 2024).

5.2 The following Development Plan documents are also relevant to the part of the Planning Application which relates to the small area of the site falling within Trafford:

- Saved Policies of the Revised Trafford Unitary Development Plan (adopted June 2006); and
- Trafford Local Plan: Core Strategy (adopted January 2012).

5.3 There have been no further changes to planning policy, however, refer to Chapter 5 of the February 2025 ES for a more detailed analysis of relevant policy from the above documents.

6 ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

Ecology and Arboriculture

- 6.1 The ES Addendum assessment clarified and validated the assessment of likely significant effects on ecology and arboricultural receptors.
- 6.2 A number of consultee comments were received following the submission of the application in February 2025. Greater Manchester Ecology Unit (GMEU) and the Lancashire Manchester and North Merseyside Wildlife Trust (LWT) provided responses relevant to Chapter 6: Ecology and Arboriculture of the ES which are summarised in the May 2026 Addendum.
- 6.3 The May 2026 ES Addendum identified there are no material changes to the baseline conditions that were previously used for the assessment within the February 2025 ES. Nevertheless, Urban Green have provided a letter statement for extending the validity of previously conducted ecology survey work within the site extent, which has been submitted as part of the application. In addition, the methodology and assessment criteria as detailed in the February 2025 ES remains unchanged.
- 6.4 The ES Addendum assessment clarified and validated the assessment of likely significant effects on ecological and arboricultural receptors. The assessment stated no additional likely significant effects are anticipated and the previous effects identified in the February 2025 ES remain valid and unchanged.
- 6.5 Overall, it is considered that the February 2025 ES remains valid and adequate to assess the effects of the proposed development on ecology and arboriculture.

Socio economics and Health

- 6.6 The ES Addendum assessment clarified and validated the assessment of likely significant effects on heritage assets and archaeology receptors.
- 6.7 Although updated data was included within the baseline, the May 2026 ES Addendum identified there are no material changes to the baseline conditions that were previously used for the assessment within the February 2025 ES. There is no change to the methodology and criteria for assessment of significance from that presented in the original ES chapter.
- 6.8 A number of consultation comments were received from MCC during determination which queried data in relation to construction Gross Value Added per annum, Full Time Equivalent

jobs and housing target numbers, all of which have been addressed in the May 2026 ES Addendum.

- 6.9 The ES Addendum assessment clarified and validated the assessment of likely significant effects on socio-economic and health receptors. The assessment stated no additional likely significant effects are anticipated and the previous effects identified in the February 2025 ES remain valid and unchanged.
- 6.10 Overall, it is considered that the February 2025 ES remains valid and adequate to assess the effects of the proposed development on socio-economics and health.

Climate Change

- 6.11 There have been no amendments to the proposed development such that an update to this assessment is required, and no additional environmental information is required with regards to Climate Change. As such, the February 2025 ES remains valid and there are no additional significant effects associated with Climate Change.

Archaeology

- 6.12 There have been no amendments to the proposed development such that an update to this assessment is required, and no additional environmental information is required with regards to Archaeology. As such, the February 2025 ES remains valid and there are no additional significant effects associated with Archaeology.

7 SUMMARY

- 7.1 An Environmental Statement Addendum has been prepared on behalf of Step Places, Southway Housing Trust and Manchester Metropolitan University (the Applicants) in respect of a Proposed Development on and off Ryebank Road, Chorlton (the “site”). The site is 4.61 hectares, the majority of which is situated within the administrative area of Manchester City Council (MCC). A very small area (0.0156 hectares / 156.5 sqm) falls within the boundary of Trafford Metropolitan Borough Council (TMBC). A planning application was submitted to MCC (Planning Reference: 142223/FO/2025) and TMBC in February 2025, seeking to secure full approval a residential development.
- 7.2 Since the submission of the February 2025 ES, the Applicant and the design team have continued to undertake extensive consultation with MCC, TMBC and various consultees. As a result of this consultation, it has been necessary to update certain technical assessments within this ES and incorporate minor landscape and design amendments, due to the updates made by the Environment Agency to its Flood Maps, which now places part of the site within Flood Zone 2.
- 7.3 To confirm, there have been no changes to the quantum’s or fixed development parameters as described in the February 2025 ES which formed the basis of the technical assessments. Therefore, there have been no further changes to the description of development as presented in the February 2025 ES.
- 7.4 A summary of the technical studies which formed part of the ES is provided below:
- Ecology and Arboriculture - Response provided to GMEU and LWT comments. There are no changes in the assessment of likely significant effects from those presented in the February 2025 ES, which therefore remain valid.
 - Socio-economics and Health - Response provided to MCC comments. Baseline indicators have been updated to account for more recently published data. There are no changes in the assessment of likely significant effects from those presented in the February 2025 ES, which therefore remain valid.
 - Climate Change – No updates required for this assessment. Minor clarifications made to address a typographical error in Table 8.14 of the February 2025 ES.
 - Archaeology – No updates required for this assessment.

- Ground Conditions – Response provided to MCC EHO comments. There are no changes to the assessment of likely significant effects from those presented in the February 2025 ES, which therefore remains valid.

7.5 This ES Addendum confirms that the likely significant effects as set out in the February 2025 ES remain valid and unchanged.