Paul Butler Associates
Planning, Development & Heritage Consultants

British Muslim Heritage Centre

Whalley Range, Manchester

Environmental Impact Assessment Screening Report

08 May 2026

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 I e. pba@paulbutlerassociates.co.uk I w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.
Our professional staff are Members of the Royal Town Planning Institute (RTPI) or the Chartered Institute for Archaeologists (CIfA)

© Paul Butler Associates Ltd. All Rights Reserved.

Job Number: 17.1140

Project: Whalley Range, Manchester

Client: British Muslim Heritage Centre

File Name: EIA Screening Opinion

Document Preparation/Checking Record:

	Name and Qualifications	Position	Date
Prepared by:	Don Murphy MPLAN MRTPI	Director	05.05.2026
Checked by:	Tom Flanagan MTCP MRTPI	Senior Director	07.05.2026
Issued by:	Don Murphy MPLAN MRTPI	Director	08.05.2026

Document Revision Record:

Issue No.	Date	Details of Revisions
2		Amended to include consideration of Health Impact Assessment

Contents

1. Introduction

2. Site and Proposed Development

3. Screening Assessment

4. Conclusion

Appendix 1: Site Location Plan

1. Introduction

1.1 This report has been prepared on behalf of the British Muslim Heritage Centre (BMHC) and accompanies a request for the local planning authority to adopt a screening opinion to determine whether a proposed development at The British Muslim Heritage Centre (formerly the Lancashire Independent College), College Road, Whalley Range, Manchester, M16 8BP constitutes Environmental Impact Assessment (EIA) development.

1.2 This report reflects the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations'). Pursuant to Regulation 6 (of the EIA Regulations) this report contains:

- A plan sufficient to identify the land:
- A description of the development, including in particular:
    - A description of the physical characteristics of the development and, where relevant, of demolition works.
    - A description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
- A description of the aspects of the environment likely to be significantly affected by the development;
- To the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from:
    - The expected residues and emissions and the production of waste, where relevant; and
    - The use of natural resources, in particular soil, land, water and biodiversity; and

- Such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

Requirement for Environmental Impact Assessment

1.3 In order to determine whether the proposed development is 'EIA development', regard must be had to the EIA Regulations and Supporting Planning Practice Guidance.

1.4 EIA development is defined by the EIA Regulations as either:

(a) Schedule 1 development; or

(b) Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

1.5 Accordingly an EIA is a mandatory requirement for developments listed within Schedule 1 of the EIA regulations. Schedule 2 development will only require EIA if they would lead to likely significant effects on the environment.

1.6 In determining whether a Schedule 2 development is EIA development, regulation 5(4) of the EIA Regulations states that the relevant planning authority (or Secretary of State) must take into account:

- Any information provided by the applicant;
- The results of any relevant EU environmental assessment which are reasonably available to the relevant planning authority; and
- Such of the selection criteria set out in Schedule 3 as are relevant to the development.

1.7 In order for Manchester City Council (MCC) as Local Planning Authority (LPA) to make a determination as to whether the development is EIA development, this screening report contains an assessment of the development against the screening criteria (section 3).

2. Site and Proposed Development

Site Location and Surroundings

2.1 The proposed development site is located at College Road, Whalley Range, Manchester, M16 8BP. College Road forms the northern boundary of the site, whilst Clarendon Road forms the southern boundary. Residential properties are located to the east and west.

2.2 The site is approximately square in shape and occupies an area of approximately 3.14 hectares. The site accommodates a Grade II* Listed former college building, referred to in its listing description as the 'GMB National College', but originally constructed in 1840 - 1843 as the Lancashire Independent College. The site includes the building's historic walled grounds, and its main entrance gate (Grade II Listed).

2.3 The Grade II* Listed Building is located centrally within the site and is three storeys, with a central tower element to the main / north elevation. The front / north grounds are landscaped, whilst the south / rear grounds have been mostly given over to hard standing for car parking and access. A temporary marquee has also been erected in this part of the site. There are multiple mature and semi-mature trees within the grounds. The site is located in the Whalley Range Ward. The extent and location of the site is shown on the accompanying plan at appendix 1. The main historic access into the site is through the Listed entrance gates which are located centrally on the northern boundary. A secondary access point is located at the north east corner, which has become the primary vehicle access to the site. This provides access to the rear car parking areas via an access road which aligns the eastern site perimeter. There is a further vehicle access at the south eastern corner of the site, but this is used less frequently.

2.4 Within the site, the level is generally flat. As noted there are extensive trees within all open areas of the site and the grounds to the north are fully landscaped. The environmental sensitivity of the site is low, with the site being located in a suburban part of south Manchester. No part of the site is located within a Site of Special Scientific Interest, European

Nature Conservation Site, National Park, the Broads, an Area of Outstanding Natural Beauty, a World Heritage Site / Scheduled Monuments.

2.5 The surrounding land uses are primarily residential, albeit there are some small scale retail / commercial uses facing the southern boundary on Clarendon Road. The site itself performs a variety of uses as operated by the BMHC. This includes worship, community, leisure, office, and temporary residential uses, all of which are run on a charitable basis. Beyond the site boundaries, the character of the surrounding area is residential. With its distinctive tower, the Listed Building is the most substantial building within the immediate locality. Adjacent residential properties are primarily 2 / 3 storeys.

2.6 Whilst the character of the area is residential, the site is well connected to local services and public transport. Chorlton village centre is located less than 1 mile / 20 minute walk. The Firswood Metrolink Stop is located 0.7 miles, and there are bus stops within closer proximity. Manchester City Centre is approximately 2 miles to the north.

2.7 As noted above, the main building on the site is Grade II* Listed and the main entrance gate is separately Grade II Listed. The site is located within the Whalley Range Conservation Area, and although there are no other nationally designated heritage assets within close proximity to the site, some other buildings within close proximity to the site may be regarded as non-designated heritage assets by MCC.

Description of Proposed Development

The Proposed Development

2.8 The proposed development comprises the repair and re-use of the Grade II* Listed Building and the construction of a number of other buildings within the southern part of the site to provide a mix of uses. An underground car park will also be constructed beneath the southern part of the site. The key development 'blocks' can be summarised as follows:

- The repair and re-use of the Grade II* Listed Building. This will primarily be used by the BMHC for a mix of administrational, educational and community uses. The rear east wing will provide temporary accommodation to vulnerable groups. The west rear wing will provide office space for start-up companies. The central rear wing will provide educational / community facilities and the central chapel will be restored. The two courtyards will be landscaped to improve the usability of these spaces and create connectivity to the new main building proposed to the south.

- The new main building proposed to the south will primarily comprise a banqueting / conferencing hall to the west and a prayer / worship space to the east. Ancillary facilities and a central break out / overspill space separating the two halls will also be provided. The building will be of a similar height to the Listed Building but has been designed not to be visible from northern viewpoints.

- Eight residential buildings will be located facing the southern walled perimeter of the site. They will be of a villa typology comprising three-storeys (plus accommodation in the roof), with four buildings positioned either side of a new central access to the site from Clarendon Road. A toral of 70no. apartments are proposed comprising 18no. 1 beds, 46no. 2 beds and 6no. 3 beds. A children's nursery will occupy the ground floor of the building located closest to the eastern boundary.

2.9 In addition to the existing and proposed buildings, the development proposals will also include for extensive high quality landscaping within the southern part of the site and to the east and west of the existing and proposed buildings. No major works are proposed to the northern part of the site, but the management of the landscaping and the existing vehicular route will be enhanced.

2.10 The planning application will seek consent for a mixture of uses within the existing building and within the proposed buildings including 70 dwellings and supported living facilities (Class C3), indoor sport, recreation and fitness facilities (Class E(d)), nursery / daycare facility (Class E(f)), retail (Class E(a)), offices (Class E(g)(i)), heritage centre (Class F1 and F2), and mortuary (sui generis). The proposals will include a number of ancillary uses, along with the underground car park, and cycle parking and landscaping.

2.11 The application is to be made in 'full' meaning that a fully co-ordinated design will be progressed for consideration. An application for Listed Building Consent will be submitted in parallel with the planning application for the physical works to the Listed Building.

2.12 The Heritage Centre building will be two storeys but will be of a similar height to the three storey element of the Listed Building. The residential blocks at the southern part of the site will be three storeys (with accommodation in the roof) and will accommodate a mix of residential apartments. The residential blocks will be of a similar height / scale / massing to other residential buildings in the surrounding area.

2.13 The heights and massing of the development blocks will be sensitively considered across the site in order to minimise the potential for visual impacts to be experienced from key views. A sensitive palette of materials and design detailing will be employed, with the proposed design seeking to complement and reference the character of the surrounding area, particularly the Grade II* Listed Building. The Heritage Centre building will be of an outstanding design quality drawing on a number of architectural influences. It will be designed to be unique in its own right, whilst also being respectful of the Listed Building and Conservation Area.

2.14 Pedestrian access to the site will remain from the northern perimeter via the main entrance gates or secondary vehicle access, or from a newly created south pedestrian access located centrally on the Clarendon Road perimeter. The vehicle access at the south east corner will be utilised to provide vehicular access to the underground car park, and a new vehicular entrance will be created in the south west corner so that vehicle access can operate on an 'In / Out' basis.

2.15 The residential accommodation proposed will include a mix of apartments. All dwellings will meet the size thresholds in the Nationally Described Space Standards.

Applications for Planning Permission and Listed Building Consent

2.16 The BMHC propose to bring an experienced team of professionals to the Project. The forthcoming applications will be accompanied by an extensive range of technical reports which will feed into the final application design, these include:

- Design & Access Statement
- Crime Impact Statement
- Statement of Community Involvement
- Planning Statement
- Heritage Statement / Desktop Archaeological Assessment
- Environmental Standards Statement / Broadband Connectivity Statement
- Transport Impact Assessment
- Framework Travel Plan
- Waste Management Strategy
- Flood Risk Assessment / Surface Drainage / SuDs Strategy
- Tree Survey / Arboricultural Implications
- Ecological Report and Biodiversity Net Gain Metric
- Acoustic Assessment
- Ground Contamination Survey
- Daylight / Sunlight Assessment
- Air Quality Assessment
- Draft Construction Management Plan

- Environmental Impact Assessment / Environmental Statement
- Planning Obligations and Heads of Terms

2.17 Where appropriate, the above reports will consider the human health impacts during both the construction and operational stages of the development. This will include consideration of factors including the anticipated scale of impact, significance, proportionality to the development project and local health needs and priorities.

Mitigation

2.18 The Planning Practice Guidance sets out that:

The extent to which mitigation or other measures may be taken into account in reaching a screening opinion depends on the facts of each case. The local planning authority must have regard to the amount of information available, the precautionary principle and the degree of uncertainty in relation to the environmental impact

Paragraph: 023 Reference ID: 4-023-20170728

2.19 A Construction Environmental Management Plan (CEMP) would be implemented by the contractor. This would outline measures to control and minimise the risk of adverse environmental effects from construction activities by for example, minimising the risk of pollution spillage and generation of dust, controlling the routes that construction traffic uses to access the site and limiting construction work to standard daytime hours.

Environmental Measures

2.20 Even prior to the EIA process, most development proposals have been informed by a range of environmental considerations. For instance, early decision making may involve avoiding direct effects to designated biodiversity sites or heritage features. There will also be

cognizance at an early stage of the need to implement standard and good practice measures to control noise and dust emissions, and to minimise the risk of pollution incidents.

2.21 Due to the amount of supporting technical work that is in progress (see 2.16 above) it is possible to provide a good degree of certainty in relation to the environmental impacts and the scope of mitigation required.

2.22 These environmental measures have been agreed with the project design team and client. The table below summarises the 'environmental measures' that form part of the proposed development and the mechanisms that would be used to ensure implementation as part of the proposed development.

Environmental Measure	Implementer	Compliance mechanism
Pre-Construction Surveys		
Foul drainage impact assessment to assess capacity within the local sewer system.	Developer / Contractor / United Utilities	Planning Condition
Consultation with all utility providers to confirm capacity within local infrastructure and connection points (water, gas, electric etc).	Developer / Contractor / Utility Provider	Planning Condition / statutory agreements with utility providers
Completion of a phase 2 intrusive ground investigation survey to establish the extent (if any) of soil and groundwater contamination and ground gas monitoring. The ground investigations will also inform the foundation design.	Applicant / Developer / Contractor	Planning Condition
Nesting bird survey should trees or relevant buildings be felled / demolished within the bird breeding season.	Developer / Contractor	Planning Condition
Construction Management Measures		
Restriction of construction working hours so that construction can only take place between 07:30 and 18:00 Monday to Friday and 08:30 and 14:00 on Saturdays. Work will not be permitted	Contractor	Identified through CEMP – which will be the subject of a Planning Condition.

Environmental Measure	Implementer	Compliance mechanism
during the evening, night time or on Sundays and Bank Holidays.		
All construction workers to be provided with Personal Protective Equipment (PPE)	Contractor	Identified through CEMP – which will be the subject of a Planning Condition.
Dust management measures including communication strategy, site management measures, monitoring, site preparation and screening, vehicle control measures, operations management, waste management measures including avoiding bonfires and burning of waste materials, demolition control including soft strip and water suppression, earthworks, storage and maintenance of materials, trackout measures.	Contractor	Identified through CEMP – which will be the subject of a Planning Condition.
Bunding of all stored oil and chemicals and implementation of pollution control measures.	Contractor	Identified through CEMP – which will be the subject of a Planning Condition.
Where relevant, tree and hedgerow protection in accordance with BS5837 2012.	Contractor	Identified through CEMP – which will be the subject of a Planning Condition.
Site / development works locations to be secured from the public at all times by a solid timber hoarding 2.4m high, this will also act as an acoustic barrier.	Contractor	Identified through CEMP – which will be the subject of a Planning Condition.
All construction work to take place within the noise limits set by Annex E of BS5228 Part 1:2009.	Contractor	Identified through CEMP – which will be the subject of a Planning Condition.
Periodic Noise Monitoring to be undertaken at site boundaries using a digital sound level noise monitor	Contractor	Identified through CEMP – which will be the subject of a Planning Condition.
Measures to reduce the effect of lighting during construction including: location of temporary floodlights to be agreed, lighting to be switched off when not required, light fittings to be mounted close to the horizontal and directed to the centre of the site, poorly sited lighting on the boundary to be avoided.	Contractor	Identified through CEMP – which will be the subject of a Planning Condition.
Demolition on site to be in accordance with Demolition Method Statement.	Developer / Demolition Contractor	Planning condition

Environmental Measure	Implementer	Compliance mechanism
Design and Long Term Management Measure		
The provision of a high quality design of appropriate scale and massing which respects the location of existing and proposed buildings in the area. The development will allow separation between buildings thereby reducing effects on amenity.	Applicant / Developer / Contractor	Planning application / Planning Condition / approved plans
The provision of an appropriate palette of materials.	Applicant / Developer / Contractor	Planning application / Planning Condition / approved plans
Provision of an appropriate surface water drainage system and SUDs strategy	Applicant / Developer / United Utilities	Planning application / Planning Condition / approved plans
Provision of an appropriate foul water drainage system	Developer / United Utilities	Planning Condition / approved plans
Installation of appropriate glazing within dwellings to meet BS8223 criteria.	Applicant / Developer / Contractor	Planning application / Planning Condition / approved plans
Appropriate design and siting of plant and associated equipment.	Developer / Contractor	Planning application / Planning Condition / approved plans
Low energy heating, and U values and design targets to ensure the necessary improvement on current building regulations.	Developer / Contractor	Planning Condition / approved plans
Provision of new planting within the site through a sensitive scheme combining a mix of hard and soft landscaping. The new planting in the public realm will aid ecological mitigation.	Applicant / Developer / Contractor	Planning Condition / approved plans
Implementation of Travel Plan measures to assist sustainable travel choices and ensure a positive impact upon health and wellbeing.	Applicant / Developer	Planning Condition / Full Travel Plan
Management and maintenance of landscape, external communal areas and SUDs features.	Developer	Planning Condition / approved plans
Electric Vehicle Charging Points	Applicant / Developer	Planning Condition

Environmental Measure	Implementer	Compliance mechanism
Where utilised, all gas fired boilers to meet minimum standards and all gas fired boilers to meet minimum emissions standards	Developer	Building Control Regulations
Fire Safety: A detailed fire strategy will be developed and implemented via building regulations.	Developer / Contractor	Planning Condition / Building Control Regulations
Dust suppression techniques and mitigation	Developer / Contractor	Planning Condition / to be taken forward into CEMP.
Alternative ventilation (subject to modelling and assessment) may be required for certain units.	Developer / Contractor	Planning Condition

Table 1: Draft Environmental Measures

3. Screening Assessment

Assessing the need for an Environmental Impact Assessment (EIA)

3.1 In order to determine whether the proposed development requires formal EIA, regard must be had to the EIA regulations.

3.2 Where a proposed development falls within one of the descriptions contained in Schedule 2 of the Regulations, it is prudent to obtain a 'screening opinion' from the Local Planning Authority to determine whether the proposed development is 'EIA development'. This is defined as a development 'likely to have a significant effect on the environment by virtue of factors such as its nature, size or location.'

3.3 The EIA Regulations set out the legislative framework for establishing the need for an EIA to be undertaken and an Environmental Statement (ES) to be submitted with a planning application.

3.4 The process of 'screening' for the need to undertake an EIA can be divided into three steps.

- **Step 1:** establishing whether the development is Schedule 1 development i.e. does it meet the description of development listed in Schedule 1 of the Regulations. If so, EIA is always required.
- **Step 2:** establishing whether the development is Schedule 2 development i.e. does it meet the description of development listed in Schedule 2; does it meet or exceed the threshold in Schedule 2 or is any part of the development located in a 'sensitive area' as defined in Regulation 2(1).
- **Step 3:** if the development can be defined as Schedule 2 development, consider whether it is likely to have significant effects on the environment. If so, an EIA should be undertaken. If not, consider whether any further environmental information is necessary to supplement the planning application.

Step 1: Is the proposed development schedule 1 development?

3.5 The proposed development as described in Section 2 does not meet any of the descriptions of development listed in Schedule 1 of the EIA Regulations.

Step 2: Is the proposed development schedule 2 development?

3.6 To determine whether the proposed development is Schedule 2 development, an assessment needs to made as to whether:

- The proposals meet the description of development in Schedule 2.

3.7 The proposed development does not directly meet any of the descriptions listed in Schedule 2 of the EIA regulations. The only possible category that could be considered to describe the proposed development is Category 2 10 (b) which falls under the 'infrastructure projects' category:

"Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas."

3.8 The applicable thresholds and criteria set out in Column 2 are either:

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.

3.9 In considering the above, the proposed development is considered to meet the description of an 'urban development project' and can be considered to be Schedule 2 development under the Regulations because it includes more than 1 hectare of urban development which is not dwellinghouse development. In order to identify whether the proposed development is EIA development there is a need to identify whether effects from the proposed development are likely to be significant.

The development is located in a 'sensitive area' as defined in Regulation 2(1)?

3.10 The site is not located within a 'sensitive area' which are defined in the EIA Regulations as Sites of Special Scientific Interest, European Nature Conservation Sites, National Parks, the Broads, Areas of Outstanding Natural Beauty, World Heritage Sites and Scheduled Monuments.

3.11 Overall, the proposal can be considered to be Schedule 2 development under the EIA Regulations because it would include more than 1 hectare of urban development which is not dwellinghouse development. In order to identify whether the proposed development is EIA development there is a need to identify whether effects from the proposed development are likely to be significant.

Step 3: Identifying potential environmental effects

Planning Practice Guidance

3.12 Government Guidance advises that only a very small proportion of Schedule 2 development will require an assessment[1]. The indicative screening thresholds provide some guidance on the type of development that should be considered to meet the description of urban development projects. On sites which have previously been developed the guidance states that Environmental Impact Assessment is unlikely to be required for the redevelopment of

[1] Planning Practice Guidance: Paragraph: 018 Reference ID: 4-018-20170728

land unless the new development is on a significantly greater scale than the previous use or the types of impact are of a markedly different nature or there is a high level of contamination. The guidance states in addition to this that the key issues to consider will be the physical scale of such developments and the potential increase in traffic, emissions and noise.

3.13 With only a small amount of developments requiring an EIA, the above screening criteria makes it clear that EIA should only be required where the physical scale of development is significantly greater than the previous use and impacts such as traffic, emissions and noise are markedly different. In considering this impact it will be important to note that many of the proposed uses are already present on the site, accommodated between the Listed Building and the temporary marquee. Whilst the proposals will see an expansion of uses, they are also designed to enable the uses to operate more efficiently across the site, thereby reducing some existing impacts.

3.14 The likely effects associated with the proposed development will not be markedly unusual for an urban scheme and the site is not in a sensitive location. Whilst the site includes two designated heritage assets, and is located within a Conservation Area, the potential impacts on these assets can be predicted with a great degree of accuracy and the likely effects assessed via a Heritage Assessment.

3.15 The Heritage Assessment will be prepared by qualified professionals and as part of the baseline research stage they will prepare a significance statement relating to the Listed Building and Listed entrance gates, consult the local historic environment record, research the planning and development history of the site, consult with any expert bodies and examine any relevant literature and documentary research. This will help to further assign a level of interest to each of the assets which will inform the potential for any harm to exist as a result of the proposals. Once the proposals are finalised, the Heritage Assessment will then consider the physical impact of the proposals on the heritage assets, and utilise views analysis which will include a range of key views to accurately predict the effect on the local historic environment.

3.16 In terms of the scale of the development, the screening thresholds provide that development of less than 150 dwellings is unlikely to require an EIA. The scale of development proposed is a maximum of 70 dwellings, as well as a mix of other uses primarily contained within the existing building. The proposed building heights have been limited not to exceed that of the Listed Building thereby creating a low-rise development which is also reflective of the surrounding character.

3.17 The visual impact of the height of the development will therefore not be markedly different than the existing townscape. Although the proposed development could lead to some effects on townscape and views, given the scale of the development and the suburban nature of its location, significant effects are not considered to be likely. Views analysis will provide a comprehensive and robust assessment of the development from a range of viewpoints. The range of viewpoint locations will be agreed with the LPA prior to the assessment commencing to ensure a comprehensive approach. The acceptability of the effect on the heritage assets and surrounding townscape is a matter to be assessed during the application.

3.18 Noise and Air Quality are standard issues associated with new development and will be carefully managed during the process, to ensure that the relevant legislation is not contravened. Where necessary tried and tested control measures will be incorporated. The potential impacts upon human health from noise and air quality will be considered within the noise and air quality assessments submitted in support of the application.

3.19 In terms of impacts on traffic generation and the local highway network, whilst there will be vehicle movements associated with the construction works these will not be markedly different from the vehicle movements associated with other similar urban developments. These movements will be managed effectively via a Construction Management Plan which will be the subject of a planning condition attached to any planning permission.

3.20 Once operational the development will exploit opportunities for sustainable travel encouraging the use of public transport, cycling and walking. The site is located within good

proximity to public transport services, and local services. Whilst the proposals include the construction of a 228 space underground car park, the site already has this capacity for car parking. The Transport Assessment accompanying the application will identify the likely new vehicle journeys that can be attributed to the new development, the likely impact this will have on the highway network and the required mitigation that may be required to accommodate the development. The potential highways-related impacts upon human health will be considered within the highways assessment and travel plan submitted in support of the application.

3.21 It is therefore not considered that any significant impacts will be experienced. These issues are considered in greater detail in the following section which considers the development against the Schedule 3 screening criteria.

Schedule 3 Screening Criteria

3.22 Regulation 5(4) of the EIA regulations also provides that the selection criteria in Schedule 3 of the Regulations should be considered when assessing the significance of effect associated with Schedule 2 development.

3.23 Having regard to the environmental impact assessment screening checklist, we have considered these tests and applied the sub criteria for each in turn.

Table 2: Screening against Schedule 3 Criteria

Screening Criteria	Analysis
1.CHARACTERISTICS OF THE DEVELOPMENT	
(a) Size and Design of the whole Development	
How does the scale and design of the development relate to the existing environment?	The site measures approximately 3.14 hectares, but the development area primarily comprises the southern half of the site and the Listed Building. The proposals include the construction of a number of buildings including a mixture of uses. The proposed Heritage Centre building is of a similar scale to the Listed Building, whilst the residential buildings which align the southern site perimeter are of a residential scale reflective of the broader area. The Heritage Centre building will be of a unique and outstanding design quality, whilst the residential buildings will be of a villa typology, reflective of the character of the surrounding built environment. The proposed development has been designed to integrate within the existing environment. In considering the setting of the site and the visual change to the character of the area, it is not considered that this is of such significance as to warrant consideration by an EIA. Where the development is visible from views, the impacts will be confined to that of local significance. The views exercise will examine the impact of the development from a range of viewpoints. However, new build development is to be located within the less sensitive part of the site, and the scale will be similar to existing and surrounding built form. There are a number of sensitive residential receptors in close proximity to the proposed development site as well as users of the pedestrian environment. During construction, there will be some impact due to construction equipment and the repair of existing and erection of new buildings. The use of construction equipment will be temporary and short-term, and therefore not considered to be significant, including in relation to impact upon human health. The erection of the new buildings will generate some adverse effects as they are built out. The construction effects will however be no greater than the completed, operational development, which are not considered to be significant, including in relation to impact upon human health. Some properties may be affected by the proposed development, however the siting of the proposed buildings, the intervening distances to receptors, and the site's suburban location, means that the effects are not considered to be significant and can be assessed during the processing of the planning application. Any future planning applications

Screening Criteria	Analysis
	will be able to consider impacts on amenity and draw predictions with a great degree of certainty and would not be so significant to warrant EIA.
Will it give rise to further related development or associated works?	No further developments or associated works are identified. Any planning applications for future development on the site or adjoining sites will need to be considered independently against the EIA Regulations.
(b) Accumulation with Other Development	
Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Committed developments (Major developments) within 500 metres of the development site have been considered along with any other major developments further afield that have the ability to influence the development site, these are outlined at table 3. Given the intervening distance to the sites identified, and the limited scale of those proposals, it is not considered that any cumulation of impacts will occur. On the basis that the proposed buildings will not exceed the height of the main part of the Listed Building; the Listed Building's tower will significantly extend above; and considering the density of surrounding development, it is very unlikely that a cumulative effect will arise from the proposed development and any other committed development. During the construction phase, the works will be carefully managed and monitored to ensure that no significant impacts on the local environment are experienced. These management measures will be included in a Construction Management Plan which will need to be approved by the local planning authority prior to works commencing.
(c) Use of natural resources	
Will the project involve actions which will cause physical changes in the topography of the area?	The works will not cause physical changes to the topography of the site.
Will the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	The project will use resources in terms of land, water and energy as would be expected for a construction project of this type.
Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	There are no areas around the location which contain high quality or scarce resources.
(d) The production of waste	
Will the project produce solid wastes during construction or operation or decommissioning?	During construction all materials will be segregated into separate waste streams to remove general waste, plasterboard, timber and metal products. By regularly removing the accumulated debris, the potential fire risk, that loose combustible material imposes, is minimised/removed.

Screening Criteria	Analysis
	Waste will be transported by registered carriers and removed to registered disposal/recycling facilities. Documentation will be retained on site to demonstrate compliance with this. Once operational, waste products will be limited to normal household generated products, with the other uses on site generating very limited waste. A Waste Management Strategy will be submitted with the Planning application detailing how the disposal, storage and collection of waste will be managed.
(e) Pollution and nuisances	
Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Construction activities are able to be effectively controlled to ensure that the potential for dust / air quality pollution during this phase is minimal. Whilst there are residential and commercial receptors surrounding the site the potential for these to be affected by dust during construction is limited, due to the control measures that will be incorporated. These are set out in section 2 of this statement. Similarly, with respect to potential noise pollution, working hours and noise limits are governed by separate legislation and guidance which the contractor will need to adhere to. Noise will be monitored during the construction process to ensure compliance. A Noise Impact Assessment will be undertaken and will include consideration of potential impact upon human health during both the construction and operational stages. The estimated HGV construction vehicle trips associated with the busiest periods of the construction phase is anticipated to be 10-20 movements (to and from site is counted a 2 movements) a day which will have an imperceptible impact on local traffic flows. Furthermore, during the construction phase, measures will be put in place to minimise the effects from construction traffic on air quality and those receptors sensitive to changes in air quality. The effects from construction traffic will be limited and temporary in duration, therefore no significant effects are anticipated. Accordingly it is unlikely that effects from pollutants and nuisances will be significant during the construction phase, including in relation to human health. As the proposed uses primarily comprise uses which are already operational from the site, along with the introduction of residential and nursery uses at the southern perimeter, there is no likelihood of significant pollution or nuisance

Screening Criteria	Analysis
	effects arising from the occupation of the proposed development. There is the potential for the proposed development to generate some additional traffic. However, the current use of the site is likely to generate a similar number of traffic movements on the basis that the proposed uses are consistent with those currently on site, and the traffic generation from the residential element of the scheme is likely to be relatively limited. Detailed surveys are planned and further detail will be quantified and analysed in the supporting Transport Assessment, which will include consideration of the potential impact upon human health. Given the above and the sustainable transport opportunities available, it is very unlikely to result in significant noise pollution effects. According to the guidance set out in the Environmental Protection UK and institute of Air Quality Management, 2017 Land Use Planning and Development Control: Planning for Air Quality (2017 update), where a development introduces exposure into an exceedance area such as an Air Quality Management Area (AQMA) air quality can be deemed to be an overriding consideration. Reference to DEFRA's interactive AQMA map confirms that the site is not located within an AQMA. Nonetheless, an Air Quality Assessment will accompany the planning application and will consider the potential air quality impacts arising from this development, including in relation to human health. Prior to the development of the site a Phase 1 and 2 Geo Environmental Site Assessment will be undertaken and if required, remediation measures identified to ensure that the quality of the site is suitable for the proposed end uses. <u>Hazardous Material</u> Prior to commencing work the site will be inspected. Any hazardous material identified will be recorded and included in the COSHH Data Sheets/Assessments. All demolition operatives will have current Asbestos Awareness Training. If drums or canisters etc., containing oils or greases are encountered, they should be placed in a designated area for collection and disposal. Fluorescent tubes cannot be disposed of with normal waste. They should be collected and inserted into cardboard tubes. The tubes will be taken separately to a licensed disposal facility. Similarly paint tins, fridges, televisions and air conditioning units will be separated and disposed of

Screening Criteria	Analysis
	accordingly. Plasterboard will be segregated and placed into separate skips. Fenced areas, to store/contain hazardous items prior to removal from site, will be set up and segregated as designated Controlled Waste Zones.
Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Construction activity and machinery can create increases in noise and vibration levels which has the potential to disturb nearby sensitive receptors such as residential locations, thereby potentially having an impact upon human health. Noise and vibration from construction activities will be intermittent and not of a long duration. A range of 'best practice' measures will be incorporated into the proposed development in order to minimise, monitor and manage noise and vibration effects. The construction contractors will also operate within the limits set out in Annex E of BS5228 Part 1:2009 (the criterion of 70-75dB(A) LAeq12hr should not be exceeded during operating hours) and operating hours will be restricted to standard daytime hours. It is unlikely that the type of construction activities associated with the development will result in significant sources of vibration that cannot be appropriately managed. Therefore, with construction monitoring and management measures in place effects are unlikely to be significant. The Noise Assessment and Construction Management Plan will consider the potential impacts upon human health. Any new lighting required to facilitate the construction works will be temporary and would be implemented in accordance with the relevant British Standards. No electromagnetic radiation, heat or energy releases are anticipated.
Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	The project does not involve any substantial demolition which significantly reduces the potential risk of contamination. The site will be secured with hoarding to contain the processes within the site. The site is not located within proximity to any watercourses. Precautions will be taken during the construction of the newbuild buildings to ensure that construction processes do not result in any contamination. Further detail will be included in the Full Construction Management Plan. A Phase 1 Ground Contamination Survey is to be completed and this will include standard recommendations for intrusive survey works to inform any required remediation strategy. These will be controlled by planning condition and are standard requirements for a planning application, therefore no significant impacts are anticipated that would require an EIA.

Screening Criteria	Analysis
Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	The site is not located in such areas. As noted above the construction works can be effectively managed to minimise any potential impacts. Any change will be within Guidance provided by Environmental Protection UK (Development Control: Planning for Air Quality).
Will there be any potential effects from severance, driver delay, pedestrian delay, pedestrian amenity, fear and intimidation, accident and safety and hazardous loads due to change in traffic flows from the proposed development?	The estimated HGV vehicle movements during the busiest periods of the construction phase will be 10-20 movements a day for a temporary period only. This increase in traffic is not regarded to be significant. Having regard to the suggested screening thresholds set out in sections 3.15 and 3.19 of the Institute of Environmental Assessment's "Guidelines for the Environmental Assessment of Road Traffic" (1993), this level of impact will be well below the 30% traffic impact that is deemed to be material enough to warrant further detailed ES assessment in transport terms. The effects from construction traffic are unlikely to be significant. In addition, the transportation of hazardous loads is not predicted to occur during construction. Measures such as routing construction traffic to avoid any potential impacts will be put in place to minimise the likelihood of effects occurring, including in relation to human health.
(f) The risk of major accidents and / or disasters	
Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during the project?	During construction, potential effects to site workers would be mitigated through the application of appropriate health and safety procedures. Therefore, effects are unlikely to be significant with these measures in place. The Construction Management Plan will include consideration of the potential impacts to human health.
(g) The risks to human health	
Will the project present a risk to the (having regard to population density) and their human health during the project (for example due to water contamination or air pollution)?	During construction, potential effects to site workers would be mitigated through the application of appropriate health and safety procedures. Management of air pollution during the construction phase will be carefully managed (as above) to ensure that there are no impacts to surrounding sensitive receptors. Therefore effects upon human health are unlikely to be significant with these measures in place. The potential impact on health and wellbeing, during both the construction and operational phases of the project will be considered within the supporting technical reports where appropriate.
2. LOCATION OF DEVELOPMENT	
(a) The existing and approved land use	

Screening Criteria	Analysis
Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	The site includes the British Muslim Heritage Centre and marquee which provide a variety of community and commercial facilities. Whilst the marquee will be removed, the internal and external refurbishment of the Listed Building, and the newbuild development will be phased, in part to enable the continued operation of facilities where viable. Careful consideration will be had as to how the facilities and construction can coexist, but this is an internal management issue for the BMHC, and where any impacts make the operation of any facilities impractical, temporary arrangements will be made. With regards to the site surroundings, much of the surrounding area is occupied by urban built form, at a suburban density. Residential, commercial, and leisure premises exist within close proximity of the site, however the environmental sensitivity of the local geographical area is considered to be low. The potential for surrounding land uses to be affected by the development during construction and once operational is limited due to the limited scale of development, and the size of the site which enables construction activities to be fully contained. This is particularly the case in relation to properties to the north, east and west. The proposed residential / nursery development to the southern perimeter will be enclosed behind the retained historic boundary wall and is of a scale reflective of surrounding properties, and typical of development within the local area. The impacts will be predominantly localised in their nature and no significant environmental effects in terms of environmental sensitivity are anticipated. The development is not expected to impact upon any community facilities outside of the site, and with the expansion, improvement, and introduction of community uses on site, a positive impact in terms of health is expected. Further details will be provided within the application submission.
Are there any plans for future land uses on or around the location which could be affected by the project?	No future land uses have been identified that could be adversely affected by the project. Any planning applications for alternative future development on the site or on adjoining sites will need to be considered independently against the EIA Regulations.
(b) The relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground	
Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the	There are no watercourses within close proximity to the site, the nearest being the Alexandra Park lake (800m to the east), and the Red Lion Brook c. 1,300m to the south at its closest point.

Screening Criteria	Analysis
project, particularly in terms of their volume and flood risk?	The site lies within Flood Zone 1 and therefore flooding is very unlikely with a less than 0.1 per cent (1in 1,000) chance of flooding occurring each year. Therefore significant flood risk effects are unlikely. Surface water run-off and drainage will be managed on site during the construction phase and a flood risk assessment and surface water drainage strategy for the proposed development will accompany the planning application. These assessments will include consideration of the potential impacts upon human health in terms of flood and drainage.
Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	There are a number of trees on the site all of which are protected by virtue of their conservation area location. A Phase 1 Ecology Report and a Tree Survey will be completed to examine the habitats present on site and the opportunities for enhancement alongside any necessary mitigation. Accordingly and if required, works affecting nesting bird habitat at the site should avoid the nesting bird season of March to August (inclusive), and September in mild years. Where this is not possible, the building / habitat to be subject to works should be surveyed for nesting birds immediately prior to removal by a suitably experienced ecologist. If nesting birds are recorded, a suitable buffer zone should be defined by the ecologist and implemented until the ecologist confirms the chicks have fledged. If species identification is possible, this can be used to inform the typical egg incubation and fledging period giving an indication of an appropriate time for re-survey to confirm fledging. No other important or sensitive flora or fauna can be found on site.
Are there any areas on or around the location which contain important resources which would be affected by the development with particular regard to: soil, land, forestry, agricultural, minerals or tourism.	The site is in a built up suburban area, thus there are no important resources that could be affected by the proposed development and associated works.
(c) Absorption capacity of the natural environment	
Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project?	There are no statutory designated biodiversity sites of international or national importance affecting the site. There are no statutory designated nature conservation sites within 1km of the site. Therefore no effects from the construction or operation of the proposed development are likely to be experienced at the nearest designated sites. The site is not designated for its ecological interest.

Screening Criteria	Analysis
	A Phase 1 Ecology Report will be completed and submitted in support of the planning application and set out any required pre-development further survey work and mitigation. The site and surrounds may provide nesting habitats for breeding birds however these are likely to be relatively common species. As above, measures will be taken to ensure there is no contravention of the legislation protecting all nesting birds, therefore no significant effects on bird populations are expected. The impacts will be localised in their nature and no significant environmental effects in terms of environmental sensitivity are anticipated.
Are there any areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure?	Not relevant.
Are there any areas on or around the location which are important for reasons of being densely populated?	The site is located in a built up suburban area which is densely populated however this is of no significance in environmental terms.
Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project?	There are no areas or features within or surrounding the site which are recognised for their landscape value and the site is not in a designated landscape area. However the site is occupied by a Grade II* Listed Building which forms part of the proposals (with associated Grade II Listed gateway), and is located within the Whalley Range Conservation Area. The proposals have the potential to impact upon these heritage assets and this will be fully considered within the submission. The redevelopment will bring forward a scheme which respects the character and appearance of surrounding buildings and spaces.
Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Whilst the development will represent a change in the form and character of the site, the significance of this change is tempered due to the limited height and scale of the proposed buildings, the high quality design; and the compatibility with the surrounding built form. Any effects are therefore likely to be confined to the local environment and therefore are not considered to be of any significance in EIA terms.
Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around	The application proposals will see the refurbishment and re-use of a Grade II* Listed Building, therefore there will be a direct impact upon this heritage asset. The proposals are also likely to include repair works to the Grade II Listed main gateway to the site on the northern perimeter. The site is also located within the Whalley Range Conservation Area, and

Screening Criteria	Analysis
the location which could be affected by the project (including potential impacts on setting, and views to, from and within)?	therefore the proposals will affect the setting and character of this heritage asset. In addition to the direct impact upon the Grade II* Listed Building, the application proposals including newbuild development and landscaping will also affect the setting of this Listed Building, and some views through to it. The impact of the scale and height of the proposed buildings will be considered within the Design and Access Statement and Heritage Assessment which will allow sufficient clarity of impact on the setting of features of historic or cultural importance. The application proposals include for the repair of a Grade II* Listed Building which is a significant public and heritage benefit of the scheme. The direct and indirect conservation impact of the scheme is and has been a major consideration of the project since its inception. The Heritage Assessment will provide greater analysis in this respect and will be submitted in support of the application. The potential for below ground archaeology will be assessed in the Archaeological Desk Based Assessment that accompanies the planning application.
Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	The location is not susceptible to any of the extreme events of the type listed.
3.TYPES AND CHARACTERISTICS OF THE POTENTIAL IMPACT (a-f)	
The magnitude and spatial extent of the impact?	The development would not result in a large change in the environmental conditions of the site, with new buildings being constructed in open parts of the site but of a height, scale and siting which is considerate of surrounding built development. The potential for receptors other than people that will be affected are limited. No scarce or valuable resources will be put at risk. The impact will be at the local scale and not of any spatial or environmental significance.
The nature of the impact?	During the construction works the nature of the impact will be that commonly associated with a construction site and not unusual for a built up urban location. There will be a visual change through the hoarding of the site, signage and other construction-related infrastructure, however this is short term in advance of the redevelopment of the site being realised. During refurbishment and construction works there will be an increase in HGV movements, however this is limited to approximately 10-20 a day during the busiest periods which can be effectively managed via a Construction

Screening Criteria	Analysis
	Environmental Management Plan. An increase in noise could be experienced during this phase, this will be managed through a Construction Environmental Management Plan, which will consider the potential impact of the works upon human health.
The transboundary nature of the impact?	The EIA Regulations require consideration of the transboundary nature of the impact. As confirmed by footnote 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Screening Matrix, due to England's geographical location the vast majority of cases are unlikely to result in transboundary impacts.
The intensity and complexity of the impact?	The effects will not be unusual in the area or particularly complex.
The probability of the impact?	The effects of the development can be easily identified and predicted with a reasonable degree of confidence. It is not considered that there is any probability of a highly significant effect.
The expected onset, duration, frequency and reversibility of the impact.	Whilst the exact dates are not yet known, the refurbishment of the Grade II* Listed Building is currently anticipated to commence in Summer 2028 with a 12 month construction period. The construction of the newbuild development is currently anticipated to commence in Summer 2027 with a 24 month construction period. The impacts will be intermittent but will occur frequently during daytime working hours. The hours of operation are controlled by separate legislation. The effect of the redevelopment is that the impact will be irreversible, however the new built form to be introduced to the site will provide important religious and community facilities, with the residential development supporting regeneration objectives for the area.
The cumulation of the impact with the impact of other existing and / or approved development	This is covered earlier, however it is not considered that the cumulative effect of the works would give rise to significant effects. Furthermore, it is not uncommon for developments within built up urban locations to come forward within similar time frames.
The possibility of effectively reducing the impact?	Mitigation measures would be implemented to ensure that any impacts arising from the proposed development is adequately controlled, including in relation to human health. Draft mitigation measures are identified in section 2 of this statement.

Consideration of Cumulative Effects

3.24 Schedule 4 requires consideration of the cumulation of effects with other existing and / or approved projects within an Environmental Statement. For the purposes of the Screening

process the Planning Practice Guidance provides specific guidance which places a similar requirement on the applicant at this stage.

3.25 The PPG states that: Each application (or request for a screening opinion) should be considered *on its own merits. There are occasions, however, when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development* (Paragraph: 024 Reference ID: 4-024-20170728).

3.26 For the purposes of the above assessment, the following approved major developments within 500 metres of the site boundaries were considered.

Table 3: Committed Developments (500 metres)

Application Reference	Address	Description of Development	Approx. distance from the site
140556/FO/2024	Land At Former Spire Manchester Hospital Russell Road Manchester M16 8AJ	Erection of a five-storey extra care scheme (C3) comprising 80 dwellings with ancillary facilities and circulation space and four-storey residential block comprising 40 dwellings (C3) and associated landscaping, private amenity space, access and parking. (Approved 27/9/2024)	284 meters
135604/FO/2022	Land To The Rear Of 354 Wilbraham Road Manchester	Erection of a 65 dwellings (Use Class C3(a)), with associated infrastructure, including landscaping, ecological mitigation, drainage and car parking, access from Wilbraham Road, and demolition of garage to the rear of 354 Wilbraham Road (Approved 13/10/2023)	280 meters
136256/FO/2023	136 Withington Road Manchester M16 8FB	Partial demolition of existing buildings and redevelopment to provide 35 no. residential homes, consisting of 31 apartments (13 x 1 bed and 18 x 2 bed) and 4 townhouses (2 x 2 bed and 2 x 3 bed), landscaping, access and associated works (Approved 25/04/2025)	380 meters

3.27 As reported in the Screening Assessment against Schedule 3 criteria (see table 2), the proposed development works can be managed effectively within the site and subject to best practice control measures. Any development that is under construction on other nearby sites is not likely to create any cumulative issues. It is assumed that the construction processes on other sites will be effectively managed to mitigate against environmental impacts. There are no known works planned on sites within the immediate vicinity of the site. No cumulative impacts in terms of construction traffic movements are likely to be experienced.

3.28 Once completed, the development will be of a similar scale and density to existing built form within and adjacent to the site. Although the proposed development could lead to some effects on townscape and views, given the scale of the development and the urban nature of its location, significant effects are not considered to be likely. The views analysis will provide a comprehensive and robust assessment of the development from a range of views. The range of viewpoint locations will be agreed with the LPA prior to the assessment commencing to ensure a comprehensive approach.

3.29 It is important to note that whilst the effects are not considered to be significant in relation to the EIA Regulations, this does not preclude the Council from taking into account the effects (and their acceptability) when determining the planning application.

4. Conclusion

4.1 This Screening Report has been prepared by Paul Butler Associates and supports a request for a screening opinion for the redevelopment of land at The British Muslim Heritage Centre (formerly the Lancashire Independent College), College Rd, Whalley Range, Manchester, M16 8BP.

4.2 The Screening Report demonstrates that the likely effects associated with the proposed development can be predicted with a good degree of accuracy and will not have any significant effects on protected sites, local flora and fauna, resources and surrounding receptors.

Cumulative Effects

4.3 It is considered that no likely significant adverse cumulative construction effects will occur assuming the implementation of standard mitigation measures such as appropriate traffic management measures and construction traffic routing; and maintenance of site hoardings and compliance with the mitigation measures detailed within the CEMP. It is also assumed that the enabling works and construction phases associated with any other development schemes that come forward would adhere to legislative requirements, industry guidance and best practice as will be the case within the application site.

4.4 Visually the proposed scheme will successfully combine with existing built form in the locality, to provide a sensitive form of development that supports the area's regeneration, and does not adversely affect heritage assets within and beyond the site.

APPENDIX 1: Site Location Plan