



Environmental Statement Addendum

Volume 1: Written Statement

Ryebank, Chorlton
Proposed Residential Development

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

May 2026

CONTENTS

1	INTRODUCTION	1
2	ASSESSMENT SCOPE AND METHODOLOGY	5
3	THE APPLICATION SITE	9
4	THE PROPOSED DEVELOPMENT AND ALTERNATIVES	10
5	PLANNING POLICY CONTEXT	13
6	ECOLOGY AND ARBORICULTURE.....	14
7	SOCIO ECONOMICS AND HEALTH	26
8	CLIMATE CHANGE.....	49
9	ARCHAEOLOGY	51
10	GROUND CONDITIONS	53
11	SUMMARY	61
12	GLOSSARY.....	63

Prepared By: Josh Thomas (Associate Environmental Planner)

Reviewed By: Liz McFadyean (Director)

Asteer Planning 3rd Floor Calico, 53-55 Mosley Street, Manchester, M2 3HQ

Version Final

Date: May 2026

1 INTRODUCTION

- 1.1 This Environmental Statement (ES) 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 land off Ryebank Road, Chorlton (the “site”). The Site Location Plan is included at **Figure 1.1**.
- 1.2 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).
- 1.3 The planning application was submitted to MCC and TMBC seeking to secure full approval for a residential development 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 ‘EIA Regulations’). 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.

ES Addendum Availability

- 1.4 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>.
- 1.5 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.
- 1.6 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.
- 1.7 The complete ES Addendum can also be obtained in USB format for £10 from the same address.

Need for an ES Addendum

- 1.8 Since the submission of the February 2025 ES, the Applicant and the design team has continued to undertake extensive consultation with MCC, TMBC and various consultees. 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 Section 2, Table 2.1 and Chapters 6-10 of this ES Addendum.
- 1.9 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 part of the site within Flood Zones 1 and 2.
- 1.10 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.
- 1.11 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.
- 1.12 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 or TMBC, this May 2026 ES Addendum is submitted under Regulation 25 'Further information and evidence respecting Environmental Statements' of the EIA Regulations. Accordingly, MCC should consult on this additional information in full accordance with the requirements of Regulation 25 of the EIA Regulations.
- 1.13 The ES Addendum is structured as follows:

Volume 1: Written Statement

- Chapter 1: Introduction
- Chapter 2: Assessment Scope and Methodology
- Chapter 3: The Application Site
- Chapter 4: Proposed Development and Alternatives
- Chapter 5: Planning Policy and Context
- Chapter 6: Ecology and Arboriculture
- Chapter 7: Socio economics and Health
- Chapter 8: Climate Change Archaeology
- Chapter 9: Archaeology
- Chapter 10: Ground Conditions
- Chapter 11: Residual Effects and Mitigation Summary
- Chapter 12: Glossary

Volume 2: Technical Appendices submitted with this ES Addendum

- Appendix 6.1: GMEU Response
- Appendix 6.2: Lancashire Wildlife Trust Response
- Appendix 6.3: Urban Green Response to Ecology Consultee Comments
- 
- Appendix 6.5: BNG Offsite Evidence Letter
- Appendix 6.6: Ecology - Report and Survey Validity
- Appendix 6.7a: Updated BNG Design Stage Assessment
- Appendix 10.1: EHO Response Letter

- 1.14 A separate Non-Technical Summary (NTS) Addendum will be submitted alongside the ES Addendum as a standalone document which provides a concise summary of the ES Addendum identifying the likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects of the proposals.



Figure 1.1 Site Location Plan



Copyright of this drawing is vested in 5plus Architects and it must not be copied or reproduced without written consent.
Figured observations only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING P. IN COURT
NOTE:
All contractors must take the site and be responsible for taking and drawing all dimensions relative to their work.
Notes and details are to be taken from any relevant drawings and site conditions.
Electronic data drawings based on 'read only' and should not be interpreted for measurement.
All dimensions and levels should be 'read only' from those values stated & not on the drawings

KEY PLAN:

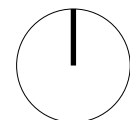
KEY

Application boundary

Base drawing comprised of OS and
Topo information.

- E 06/01/25 Council Boundaries removed onto drawing SPA-MP-XX-DR-A-000003
- D 19/12/24 Planning Issue
- C 05/12/24 Draft Planning Issue
- B 25/11/24 Draft Planning Issue
- A 19/09/24 Update to the red line boundary and indication of Manchester & Trafford Council boundary line.

REV: DATE: DETAILS:



NORTH

5plus architects

4th Floor
The Hive
47 Lever Street
Manchester
M1 1FN

+44 (0)161 228 0211

www.5plusarchitects.com

PROJECT:
Ryebank Road
Chorlton

TITLE:
Existing Site Location Plan
Application Boundary

SCALE: 1:1000 @ A1 ORIGIN DATE: 05/03/24 DRAWN: RK CHECKED: PD

STATUS:
Planning

PROJECT DRAWING NO:
05476 SPA-MP-XX-DR-A-000001

REV:
E

Architecture | Masterplanning | Interiors | Graphics | Branding

2 ASSESSMENT SCOPE AND METHODOLOGY

Introduction

- 2.1 This chapter describes the methodology used to undertake this May 2026 ES Addendum.

ES Addendum Approach and Methodology

- 2.2 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.
- 2.3 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.
- 2.4 Each technical chapter will refer back to the methodology used within the February 2025 ES unless there are updates required to the adopted methodology as a result of changes due to the consultation process and design changes. Where there are updates in the methodology, this is clearly set out in the technical chapter.

Consultation

- 2.5 Following the submission of the application, the Applicant and their design team have continued to undertake extensive consultation with Officers and statutory consultees. A summary of those responses received from Officers or from statutory consultees relevant to this May 2026 ES Addendum are summarised in the **Table 2.1** below.

Table 2.1: Further Consultation

Local Authority / Consultee	Summary of Comments / Discussion	Where Comments are Addressed in this ES Addendum
Greater Manchester Ecology Unit (GMEU)	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	Chapter 6 Ecology
Lancashire Manchester and North Merseyside Wildlife Trust (LWT)	Comments in relation to inaccurate habitat classifications, biodiversity losses without adequate mitigation, contradictions in ecological reporting, and the site's strategic ecological and community value.	Chapter 6 Ecology
MCC Environmental Health Officer	Further site investigation required due to unassessed areas (e.g. woodland), unclear extent and composition of clay pits, and contamination (e.g. mercury); a more detailed remediation strategy and updated risk assessment will be needed based on additional findings.	Chapter 10 Ground Conditions
MCC Planning Department	Clarifications to calculations in Chapter 7 Socio economics and Health, including to the economic impact figures, job and Council Tax calculations, and clarification on the housing target figure. Amendment and clarification of typographical errors identified in the February 2025 ES, which includes, Chapter 8 Climate Change – Table 8.14 Residual Effects Summary. Error in table	Chapter 7 Socio economics and Health

	which quotes a 'Minor Adverse' effect as 'significant' in relation to extremes of temperature potentially resulting in building services being unable to maintain thermal comfort. Amended to 'not significant' in accordance with the methodology. - Chapter 10 Ground Conditions – Paragraph 10.137, clarification on the school adjacent to the site being a receptor. - Chapter 11 Residual Effects and Mitigation Summary – Paragraph 11.39, incorrect housing target figure quoted.	Chapter 8 Climate Change Chapter 10 Ground Conditions This comment relates to the housing target figure quoted from the Socio economic and Health assessment in Chapter 11 of the February 2025 ES. This has been updated and clarified in Chapter 7 Socio economics and Health, Table 7.1 of this ES Addendum
--	---	---

The Development Assessed within this ES Addendum

- 2.6 The Proposed Development assessed within this EIA addendum remains as per that presented in the February 2025 ES, refer to Chapter 4 of this ES addendum which confirms the description of development on which this ES Addendum is based. As set out above, there are a number of minor changes to the design and landscaping plans originally submitted.

Scope of the ES Addendum

- 2.7 The scope of the EIA remains as per that presented in the February 2025 ES and no further topics are required to be assessed.

Structure of Each Technical Chapter

2.8 Each technical Chapter is set out as follows:

- Introduction setting out which topic is being assessed;
- Legislative and Policy Framework identifying any updates relevant to the technical chapter in relation to legislation, policy and guidance;
- Assessment Approach outlines if there are any updates to the original methodology adopted within the February 2025 ES;
- Baseline Conditions sets out any changes in the baseline from the February 2025 ES;
- Confirmation of likely significant effects which remain valid as set out in the February 2025 ES and any additional effects identified;
- Mitigation, Enhancement and Residual Effects provides the original mitigation and enhancement set out in the February 2025 ES and any additional residual effects identified; and
- Summary provides a conclusion on any changes in significant effects from the original February 2025 ES.

Approach to Mitigation

2.9 Schedule 4, Part 7 of the EIA Regulations states that an ES should include:

“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”.

2.10 Mitigation measures to reduce and avoid likely significant effects were identified within the February 2025 ES and will be secured to the full consent by way of planning conditions or planning obligation. This ES Addendum has considered whether these mitigation measures remain valid or whether any subsequent measures are required.

3 THE APPLICATION SITE

- 3.1 The site is 4.61 hectares in size. The majority of the site falls within the administrative area of MCC, however a very small area on the northern boundary (0.0156 hectares / 156.5 sqm) also falls within the borough of Trafford.
- 3.2 The site comprises land in Chorlton, Manchester, bounded to the west by Longford Park, to the east by St John's RC Primary School and the rear of properties on Peveril Crescent and Copley Road, to the north by the rear of properties along Rye Bank Road, and to the south by Ryebank Road and Longford Road.
- 3.3 Since submission of the February 2025 ES, the Environment Agency has updated their flood mapping. Some central and eastern sections of the site are now located within Flood Zone 2 (where land has between a 0.1% and 1% annual chance of river flooding). The area of the site boundary that is within Flood Zone 2 is 4310m², which equates to 9.35% of the total site.
- 3.4 There have been no other changes to the site as described in the February 2025 ES. Refer to Chapter 3 of the February 2025 ES.

4 THE PROPOSED DEVELOPMENT AND ALTERNATIVES

- 4.1 There have been no 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 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.”

- 4.2 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 (5plus Architects, May 2026), 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 Table 4.1 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 4.1: 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 – Figure 1.1 is attached to this Addendum for ease of reference
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
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
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

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 below and included in May 2026 Supplementary Submission Pack 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 below and included in May 2026 Supplementary Submission Pack 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 below and included in May 2026 Supplementary Submission Pack 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.



Figure 4.1a Masterplan

Copyright of this drawing is vested in 5plus Architects and it must not be copied or reproduced without written consent. All contractors must take the office and be responsible for taking and checking all dimensions relative to their work. Take dimensions are to be taken at any variation between drawings and the conditions. Dimensions are drawn to scale only and should not be measured for construction. All dimensions and levels should be read only from those values stated in text, on the drawings.

KEY PLAN:

Area in abeyance.

Revision.

NOTE:

Drawing based on survey information by others.

Drawing to read in conjunction with Landscape (TPM) information and Transport (SK) information.

(Please print in colour)

Key:

- 01 Age Friendly Affordable Accommodation - South
- 02 Supported Living For Autistic Adults Accommodation
- 03 Private Sale Houses - South
- 04 Cohousing Houses - South
- 05 Cohousing Apartments - South
- 06 Private Sale Villas - North
- 07 Private Sale Houses - North
- 08 Age Friendly Affordable Accommodation - North
- 09 Substation
- 10 Existing site access (Longford Road)
- 11 Extended site access (Rye bank Road)

- I 22/04/26 Layout amended to suit updated drainage and flood mitigation design. Resubmitted for planning.
- H 13/02/25 Updated Planning Issue
- G 08/01/25 Updated Planning Issue
- F 19/12/24 Planning Issue
- E 05/12/24 Draft Planning Issue
- D 25/11/24 Draft Planning Issue
- C 12/11/24 Revised layout to incorporate planners comments on the landscaping and highways. Adjustment to Northern Affordable building to reflect change in brief. All external bin/bikes store reviewed and updated.
- B 17/09/24 External bike & bin store included within masterplan location adjusted
- A 05/09/24 Landscaping layout updated and external bike & bin store included within masterplan

REV: DATE: DETAILS:



5plus

Manchester, 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street,
Manchester, M1 1FN

London, 0207 253 7644
The Leather Market, Weston Street,
London SE1 3ER

www.5plusarchitects.com

PROJECT:
Ryebank Road
Chorlton

TITLE:
Proposed Site Plan
Proposed Masterplan

SCALE: 1:500 @ A1 ORIGIN DATE: 22/08/24 DRAWN: FP CHECKED: RK

STATUS:

Planning

PROJECT: 05476 DRAWING NO: 5PA-MP-XX-DR-A-000200

REV: I



Figure 4.2a Proposed Site Plan - Tenure Plan

NOTE:

Drawing based on survey information by others.

Drawing to read in conjunction with Landscape (TPM) information and Transport (SK) information .

(Please print in colour)

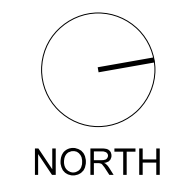
KEY:

	Affordable - Apartments Total apartments: 42 dwellings
	Private sale housing Total housing: 52 dwellings
	Co-housing - Apartments Total apartments: 12
	Co-Housing Houses Total houses: 6 dwellings
	Supported Living for Autistic Adults- Apartments Total apartments: 8 dwellings
	Substation

Percentage affordable apartments	35%
Percentage private sale housing	43%
Percentage co-housing apartments	10%
Percentage Co-housing Houses	5%
Percentage Supported Living Apartments	7%
Total dwellings	120

C	22/04/24	Layout amended to suit updated drainage and flood mitigation design. Resubmitted for planning.
B	19/12/24	Planning Issue
A	05/12/24	Draft Planning Issue
-	25/11/24	Draft Planning Issue

REV:	DATE:	DETAILS:
------	-------	----------



5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street,
Manchester, M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street,
London SE1 3ER

PROJECT: www.5plusarchitects.com

Ryebank Road Chorton			
TITLE: Proposed Site Plan Tenure Plan			
SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1:500 @ A1	30/09/24	FP	RK
STATUS: Planning			
PROJECT	DRAWING NO:	REV:	
05476	5PA-MP-XX-DR-A-000201	C	



Figure 4.3a Landscape Layout

0 25m
SCALE 1:500

LEGEND

SOFT LANDSCAPE

- Existing Trees
- Proposed Large Trees in Soft Landscape
- Proposed Large Trees in Hard Landscape
- Proposed Small Ornamental Trees
- Proposed Orchard Trees
- Proposed Lawn
- Proposed Ornamental Shrubs
- Proposed Hedgerow
- Proposed Wildflower Meadow
- Proposed Ornamental Grass Swathe
- Proposed Rain Garden
- Proposed Native Scrubs
- Proposed Bulbs
- Proposed Existing Vegetation
- Proposed Ecological Basin/Nico Ditch

HARD LANDSCAPE

- Proposed Asphalt for Adopted Vehicle Road
- Proposed Asphalt for Adopted Footpath
- Proposed Color Asphalt for Unadopted Road
- Proposed Color Asphalt for Car Parking
- Proposed Block Paving for Footpath
- Proposed Color Homogeneous Asphalt for Shared Pedestrian and Cycle Path
- Proposed Color Asphalt for Community Space
- Proposed Grass Grid Car Parking
- Proposed Private Back Gardens
- Proposed Tactile Paving
- Existing/Proposed Informal Footpath

FURNITURE

- Proposed Grow Planters
- Proposed Patio Furniture Sets (Specification to Residents)
- Proposed Pergola
- Proposed Social Picnic Sets
- Proposed Picnic Sets
- Proposed Wildlife Interventions and Interpretation
- Proposed Seating
- Proposed Informal Play

- GENERAL NOTES:
- DIMENSIONS GOVERN
 - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE ON THE DRAWINGS
 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION
 - SQUAREYARD SHALL BE NOTIFIED OF ANY DISCREPANCIES

SQUARE YARD

Landscape Architecture - Urban Design - Masterplanning

Email - studio@sqryd.co.uk
Web - www.squareyard.info
Tel - 0161 943 6053

Address:
SQR HQ LTD,
Kingfisher Business Centre,
Riverside, S14 6EG

DRAWING NOTES: (NB: ALL PREVIOUS REVISIONS UNDERTAKEN BY TPM LANDSCAPE)

REV	DESCRIPTION	TPM	TPM	09.01.25
C	TPM LANDSCAPE LANDSCAPE LAYOUT - PLANNING	TPM	TPM	09.01.25

REV	DESCRIPTION	TPM	TPM	09.01.25
1	RYEBANK FIELDS	1:500		@ A1

DRAWING TITLE	DATE CREATED
LANDSCAPE LAYOUT	30.04.2026

PROJECT NUMBER	DRAWING NO.	REVISION
26_22	101_LANDSCAPE LAYOUT	/

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 ECOLOGY AND ARBORICULTURE

- 6.1 Chapter 6 of the February 2025 ES comprised an assessment of the potential significant effects of the Proposed Development on ecological and arboriculture.
- 6.2 This Chapter provides an update to the previous Chapter 6 assessment to identify any new or altered significant effects which could arise from that presented in the February 2025 ES. Where the assessment has not changed, it is referenced as such within this Chapter.
- 6.3 The approach to this assessment is set out within this Chapter and at Chapter 2 of the ES Addendum. This ES Addendum Chapter should be read in conjunction with Chapter 6 of the February 2025 ES submitted as part of the full planning application (142223/FO/2025).
- 6.4 Chapter 6 of the February 2025 ES and Chapter 6 of this ES Addendum have been written by Urban Green.

Legislative and Policy Framework

- 6.5 There have been no new or updated policy or guidance related to ecology and arboriculture since the February 2025 ES was produced.

Assessment Approach

Consultation

- 6.6 As outlined in Chapter 2: Assessment Scope and Methodology of this ES Addendum, a number of consultee comments were received following the submission of the application in February 2025. GMEU and LWT provided responses relevant to Chapter 6: Ecology and Arboriculture of the ES. The responses are set out in **Appendix 6.1** and **Appendix 6.2**, respectively. However, a summary of the responses are provided below.

GMEU Response

- 6.7 GMEU consultation comments (see **Appendix 6.1**) are summarised in Table 6.1 below where a response has been provided. For further information, see **Appendix 6.3**.

Table 6.1: GMEU Comments and Responses

GMEU Comment	How has it been addressed?
Inadequate compensation for loss of the species-rich grassland on the site, which GMEU considers to be of more than local value.	Urban Green have prepared a response to GMEU's and the LWT's consultation responses, see Appendix 6.3 . The response states that the retained neutral grassland also has limited enhancement potential due to planned amenity use. Targeted management (e.g., hay cutting and reseedling) would be required; however, this would not be feasible due to the size and function of the space. However, new areas of neutral grassland are proposed around the periphery of the site to partially offset losses.
[REDACTED]	[REDACTED]

GMEU Comment	How has it been addressed?
Lack of details about off-site BNG provision – GMEU requested further details regarding the BNG strategy to be provided prior to the determination of the application, in order to provide confidence that the standard BNG planning condition that would be attached to any planning permission granted could be met.	Urban Green prepared a letter statement, see Appendix 6.5 of this ES Addendum, which provides evidence of suitable local offsite mitigation providers to support the planning approval decision for this development.

Lancashire Manchester and North Merseyside Wildlife Trust's (LWT) Response

- 6.8 The LWT consultation comments (see **Appendix 6.2**) are summarised in Table 6.2 below where a response has been provided. For further information, see **Appendix 6.3**.

Table 6.2: LWT Comments and Responses

LWT Comment	How has it been addressed?
Grassland classification concerns: Botanical surveys partly undertaken outside optimal periods; quadrat placement questioned as unrepresentative and possibly undermining accuracy of habitat assessment.	Urban Green used a systematic random sampling approach to ensure an even, unbiased distribution of quadrants across the grassland areas, as part of a wider botanical survey covering grassland, woodland, and scrub habitats. Urban Green has also undertaken multiple surveys and seasonal walkovers over several years. Grassland is unlikely to reach good condition under current management, and Urban Green is confident in the assessment. Urban Green's response acknowledged the presence of some meadow indicator species, which is why the grassland passed Condition

LWT Comment	How has it been addressed?
	Criterion A. However, it does not meet the UKHab criteria for lowland meadow.
Woodland classification concerns: Misclassification of other broadleaved woodland and aspen grove and omission of hedgerow and certain species.	Urban Green believe the current classification of these areas as Other broadleaved woodland is accurate, and reclassifying them would not reflect the habitat characteristics. Urban Green ecologists and arboricultural surveyors did not identify a distinct hedgerow habitat during the survey, nor was one shown on the topographical survey.
Biodiversity Net Gain issues: Contradictions between botany and BNG reports; questionable habitat classifications; significant biodiversity losses (-38.59% area units, -81% watercourse units); lack of clear pathway or identified site for mandatory 10% BNG uplift.	From the outset, the design team, ecologists, and client have proactively aimed to maximise biodiversity on site. A BNG Feasibility Report (July 2024) identified key habitats to retain or enhance, informing a design that incorporates existing scrub, woodland, and trees to create a green corridor along the western boundary and maintain habitat connectivity. The lowland mixed deciduous woodland is already in good condition, with no scope for enhancement. Other woodland areas are small, self-set, and provide screening, with limited enhancement potential. Natural progression may improve condition over time but does not qualify as BNG enhancement. Retained neutral grassland also has limited enhancement potential due to planned amenity use. Overall, biodiversity has been maximised on site while ensuring the development remains functional and accessible for future residents.

LWT Comment	How has it been addressed?
	Overall, Urban Green have explored all options available for offsite mitigation and identified those suitable to the project. These have been provided as a technical note (Appendix 6.5).
Community and strategic value: Site forms part of a wider ecological corridor, supports local ecological networks, and has strong amenity value for the community Suggested inclusion in Greater Manchester Local Nature Recovery Strategy (GMLNRS) as a habitat opportunity area.	Urban Green have prepared a response to GMEU's and the LWT's consultation responses, see Appendix 6.3 . Of relevance, the response states that the retained neutral grassland also has limited enhancement potential due to planned amenity use. Targeted management (e.g., hay cutting and reseedling) would be required; however, this would not be feasible due to the size and function of the space. However, new areas of neutral grassland are proposed around the periphery of the site to partially offset losses.
Overall position: Development risks significant biodiversity loss without adequate mitigation or compensation, conflicting with local and national ecological principles (e.g., Lawton principles). Recommendation to refuse application or repurpose site as a biodiversity "bank".	From the outset, the design team, ecologists, and client have proactively aimed to maximise biodiversity on site. A BNG Feasibility Report (July 2024) identified key habitats to retain or enhance, informing a design that incorporates existing scrub, woodland, and trees to create a green corridor along the western boundary and maintain habitat connectivity.

Assessment of Significance

- 6.9 The methodology and assessment criteria is detailed in the February 2025 ES which remains unchanged from the previous assessment.

Limitations to the Assessment

- 6.10 There are no changes to the limitations set out in the February 2025 ES.

Baseline Conditions

- 6.11 There are no material changes to the baseline conditions that were previously used for the assessment within the February 2025 ES.
- 6.12 Urban Green have provided a letter statement (**Appendix 6.6**) for extending the validity of previously conducted ecology survey work within the site extent, which has been submitted as part of the application. In summary, Urban Green has been on site in various capacities between 2024 and 2025 providing Ecological Clerk of Works (ECoW) supervision of site investigation works [REDACTED].
- [REDACTED] During these visits the site was confirmed to be largely unchanged in an ecological sense, with the habitats previously recorded as part of the Preliminary Ecological Appraisal still present and in much the same condition. As such, the sites value is considered to be the same as originally surveyed and it is believed unlikely that the presence and distribution of protected or notable species within the site extent will have changed significantly. As such, it is considered that the baseline conditions used in the February 2025 ES remain valid. Further information is contained within **Appendix 6.6**.

Summary of Previous Assessment

- 6.13 The conclusions from the February 2025 ES are outlined below in Table 6.3.

Table 6.3: Summary of the February 2025 ES

Summary of Chapter 6 of the February 2025 ES
When assessing the potential effects of the Proposed Development on ecological and arboricultural features, embedded mitigation measures were insufficient to avoid adverse impacts (ranging from major to minor) at a local scale. Notwithstanding this, realistic and achievable 'additional' mitigation measure have shown that these adverse impacts can be eliminated (most resulting in a negligible residual effect) at both the construction and operational phases with some residual effects assessed as minor beneficial in the long term at the local level, all of which are not significant.

Assessment of Likely Significant Effects

- 6.14 There are no additional effects to those considered in the February 2025 ES.
- 6.15 A BNG Design Stage report was prepared and submitted as Appendix 6.7 of the February 2025 ES. This report provides specific recommendations to account for all habitat loss (including the loss of other neutral grassland), following the strict guidelines set out under Natural England’s BNG assessment methodology.
- 6.16 The Updated BNG Assessment (see **Appendix 6.7a** for further information) and completed statutory BNG Metric submitted with the May 2026 Supplementary Submission Pack, include a revised measurement of the biodiversity value of the site after the proposed development, taking account of the design and landscape amendments. However, these minor changes to the BNG Metric have not changed the effects as reported in the February 2025 ES.

Mitigation, Enhancement and Residual Effects

- 6.17 The residual effects from the February 2025 ES are outlined in Table 6.4 below and have been confirmed if they have changed since the assessment was completed.

Table 6.4: Residual Effects

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance)	Confirmation on whether the assessment has changed from previous ES
Enabling Works and Construction							
Arboriculture - Broadleaved Woodland	Broadleaved woodland is a Habitat of Principal Importance (HPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The Proposed Development would necessitate the removal of two small sections of BS5837: 2012 'High Quality' A category woodland (W34 & W35). A 15% loss to W34 and a 27% loss to W35. Broadleaved woodland is an important habitat for many species of fauna providing roosting, nesting and foraging opportunities (namely in the context of birds and bats). For this reason, bat roosts have the potential to be lost, as well as direct impacts (destruction) of bird nests and their eggs and/or young. As bat and birds are discussed separately below, the Potential Effect will focus on habitat loss in isolation	Although the majority of broadleaved woodland will be retained as part of the Proposed Development, there is currently not embedded mitigation that is directly linked with tree felling or compensatory planting.	The potential effect of felling sections of broadleaved woodland (considering its designation as a Habitat of Principal Importance under the NERC Act, 2006), resulting in direct habitat loss required to facilitate the Proposed Development is assessed as moderate adverse in the long term at the local level.	A BNG Design-Stage report (Appendix 6.7 of the February 2025 ES) has been produced for the Proposed Development. This provides specific recommendations to account for all habitat loss (including the loss of broadleaved woodland), following the strict guidelines set out under Natural England's BNG assessment methodology. Not only will this sufficiently compensate for the loss of woodland, but a minimum 10% net gain in biodiversity will be achieved through the scheme, via the purchase of biodiversity credits. Specifically, 1.5 units of high distinctiveness lowland mixed deciduous woodland and 1.3 units of medium distinctiveness woodland habitat will need to be purchased to achieve a net gain in the case of losses to woodland habitat at the site.	Biodiversity Net Gain solutions are secured through the planning process. Specifically, solutions are secured through planning conditions, planning obligations (Section 106 agreements), or conservation covenants, ensuring that biodiversity enhancements are legally binding and maintained for a minimum of 30 years.	The residual effect of the felling sections of broadleaved woodland to facilitate the Proposed Development, with subsequent compensation through the BNG scheme (medium sensitivity and low magnitude) is assessed as minor beneficial in the long term at the local level which is not significant	No Change
Arboriculture – Individual Trees and Tree Groups	The proposed development would necessitate the removal of: 'sections of one tree group (G33) assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; three individual trees (T48, T49 and T51), four tree groups (G44, G47, G54 and G55) and sections of a further three tree groups (G38, G39 and G46) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and two individual trees (T50 and T52), three tree groups (G1, G2 and G6) and a section from further tree group (G57) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C', (Appendix 6.8).The removal of these trees and groups will have a moderate impact upon the character and appearance of the site. Moreover, the construction phase of the works could lead to root damage in the context of retained trees. Specifically, by means of heavy plant and machinery operating in close proximity to these features, as well as earthworks. Impacts to fauna that these trees have the potential to support will be addressed in later sections.	No embedded mitigation.	The potential effect of the felling individual trees (considering their importance in terms of character and appearance), to facilitate the Proposed Development is assessed as minor adverse in the long term at the local level but has the potential to be reversed by means of compensatory tree planting. The potential effect of the damaging the root systems of woodland parcels scheduled for retention is assessed as moderate adverse in the long term at the local level. This impact would be permanent.	Although an AIA report has been produced for the site which includes general recommendations to mitigate for the loss of individual trees (by replacement tree planting and the production of a soft landscaping scheme document) with respect maintaining the aesthetics of the site, this document has not yet been produced. For this reason, it is recommended that a soft landscaping scheme is commissioned such that this potential effect can be adequately addressed. In addition, the AIA report recommended an Arboricultural Method Statement (AMS) to mitigate for potentially detrimental effects to retained trees. This has not yet been produced. It is therefore recommended that this document is produced and the recommendations followed to protect the root systems of retained trees.	Production of the soft landscaping scheme and AMS can be secured through planning conditions. Furthermore, this document should be directly referred to during the construction phase of the works or used to inform a Construction Environmental Management Plan (CEMP).	Based on the assumption that a soft landscaping scheme and AMS are produced, and the recommendations are followed during the construction phase (medium sensitivity and negligible magnitude) the residual impacts are assessed as negligible in the long term at the local level.	No Change

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance)	Confirmation on whether the assessment has changed from previous ES
Other Neutral Grassland	‘Other neutral grassland’ as defined under the UK Habitat Classification is not a Habitat of Principal Importance (HPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 in England. It can share similar attributes to HPIs like ‘lowland meadows’, however, lacks species richness to be categorised as such. Moreover, upon review of The Greater Manchester Biodiversity Action Plan (BAP), specifically focusing on indicator species within the ‘Grasslands Habitat Action Plan (2009) PDF’; there are no matches between this list and the species recorded during the Biodiversity Net Gain survey (see Appendix 6.7 of the February 2025 ES). Notwithstanding this habitat’s categorisation, all ‘other neutral grassland’ habitat will be permanently lost to the Proposed Development. Other neutral grassland is an important habitat for many species of fauna at the site, providing foraging opportunities, particularly for bats and common bird species. For this reason, there is potential for the loss of foraging resources for bats and birds. As bat and birds are discussed separately below, the Potential Effect will focus on habitat loss in isolation.	There is no embedded mitigation that currently exists for grassland habitats as part of the Proposed Development.	Other neutral grassland has low sensitivity. The potential effect of clearing all the parcels of other neutral grassland (considering its unprotected status), resulting in direct habitat loss (high magnitude of impact) required to facilitate the Proposed Development is assessed as minor adverse in the long term at the local level, which is non-significant. Given this habitat would be replaced with residential dwellings, the effect would be permanent.	A BNG Design-Stage report (Appendix 6.7 of the February 2025 ES) has been produced for the Proposed Development. This provides specific recommendations to account for all habitat loss (including the loss of other neutral grassland), following the strict guidelines set out under Natural England’s BNG assessment methodology. Not only will this sufficiently compensate for the loss of grassland, but a minimum 10% net gain in biodiversity will be achieved through the scheme, via the purchase of biodiversity credits. Specifically, 17.67 medium distinctiveness grassland habitat units will need to be purchased to achieve a net gain in the case of losses to grassland on the site.	Biodiversity Net Gain solutions are secured through the planning process. Specifically, solutions are secured through planning conditions, planning obligations (Section 106 agreements), or conservation covenants, ensuring that biodiversity enhancements are legally binding and maintained for a minimum of 30 years.	The residual effect of the permanent loss of grassland habitat to facilitate the Proposed Development, with subsequent compensation through the BNG scheme (medium sensitivity and low magnitude) is assessed as minor beneficial in the long term at the local level which is not significant.	No Change
INNS	INNS plant species: three corned garlic (<i>Allium triquetrum</i>) and variegated yellow archangel (<i>Lamium galeobdolon subsp. argentatum</i>), are present on site. Both species are listed on Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species Order 2019 as invasive non-native species. In the absence of mitigation, construction activities (specifically, site clearance works) could cause these species to spread which would be an offence.	No embedded mitigation	The spread of INNS species on site during the construction phase of the works is assessed as minor adverse in the short term at the local level. This potential effect is assessed as reversible. Short term is deemed as correct as it is likely that even if the INNS are spread throughout the site, most would be permanently excluded from the site by means of construction infrastructure.	It is recommended that prior to any site clearance, an invasive species specialist should be contracted to eradicate INNS species on site.	Appointment of a specialist contractor to eradicate INNS species at the site can be secured through planning conditions. A report evidencing the successful eradication and/or document which outlines the ongoing strategy for control/eradication should be submitted to the local planning authority.	Assuming a specialist contractor is appointed to either eradicate all INNS species on site prior to the construction phase or a INNS strategy is followed (low sensitivity and negligible magnitude), the residual effects is assessed as minor beneficial in the long term at the local level which is non-significant.	No Change
Bats	The Proposed Development will result in the loss of foraging areas (namely grassland habitat) for bats. All trees identified during the PGLRA assessment (conducted in October 2023) will be retained as part of the Proposed Development. Notwithstanding this, over 12 months has elapsed since the PGLRA assessment and (although unlikely) the status	No embedded mitigation pertaining to bats is currently in place.	In the context of the permanent loss of some foraging areas on site (low sensitivity and low magnitude), the potential effect would be minor adverse in the long term at the local level, in the absence of mitigation. Under the worst-case assumption (i.e. assuming that the recommended GLTA surveys are not undertaken and that potential roosting sites within	To avoid impacts to bats that could be roosting within trees on site that are scheduled for clearance, it is recommended that each tree is subject to a Ground Level Tree Assessment (GLTA) by and ecologist, immediately prior to felling operations, following the BCT (2023) good practice guidelines. Trees assessed as ‘negligible’ can be felled without further consideration for roosting bats. Furthermore, if trees within these woodland parcels have no potential to support a hibernation roost, it may also be prudent to time the felling works to occur during the hibernation period	A GLTA survey can be secured through planning conditions. Should a licence be required, this will be secured directly with Natural England. The recommendations pertaining to sensitive	Based on the additional mitigation, the residual effect of tree felling for bat roots in trees (high sensitivity and negligible magnitude) is assessed as negligible in the long term at the local level.	No Change

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance)	Confirmation on whether the assessment has changed from previous ES
	of the trees on site with respect to their ability to support roosting bats could have changed. All UK bat species are strictly protected under the Habitats and Species Regulations (2017) as well as the Wildlife and Countryside Act (WCA) (1981), as amended.		trees support bat roosts), the loss of roosts combined with the killing or injury of bats (high sensitivity and magnitude) is assessed as major adverse in the short term at the local level, which is significant. This effect would be permanent.	(December to February) to further reduce the likelihood of impacts to roosting bats. Any trees that require further survey effort (by means of aerial inspection or dusk emergence survey) will be highlighted in a technical report. Trees will only be felled once it has been assessed by an ecologist that roosting bats are likely absent. In the event that a bat roost is confirmed, a licence from Natural England will be required before felling works can commence; however, given the baseline survey information collected at the site to date, this is considered an unlikely outcome. In the case of impacts to foraging potential for bats on site, and as detailed in the Bat Report (Appendix 6.10) mitigation in the form of sensitive lighting designs for bats, compensatory planting (specifically selected for foraging) and enhancement (by means of bat box installation) is recommended for inclusion in the final design of the Proposed Development. See the recommendations section of the Bat Report for full details.	lighting for bats as well as the installation of bat boxes are included within the Construction Environmental Management Plan (CEMP), secured by a planning condition. In the case of suitable compensatory plants to mitigate the effects of reduced foraging potential on site, this has been incorporated into the BNG Design Stage report recommendations, which will be subsequently secured through planning conditions, planning obligations (Section 106 agreements), or a conservation covenant.	In the case of foraging potential (medium sensitivity and negligible magnitude), the residual effects are assessed as negligible in the long term at the local level.	
Birds	The Proposed Development will lead to the direct loss of suitable nesting habitat and potential nest sites of common bird species. All active bird nests are protected through the WCA (1981) making it an offence to intentionally damage or destroy a bird nest when in active use.	No embedded mitigation	The potential effect of the destroying active bird nest, their eggs and young as part of scheduled vegetation clearance to facilitate the Proposed Development is assessed as moderate adverse in the short term at the local level. This impact would be permanent.	Timing of the works will be the primary mechanism through which the Proposed Development will avoid impacts to common nesting bird species. Specifically, vegetation clearance on site (specifically, in the case of scrub, trees and woodland habitat) should be occur outside the nesting bird season (i.e. between September and February). If this is deemed unfeasible, an Ecological Clerk of Works (ECoW) should guide the clearance activities on site, protecting any active nests with appropriate ‘no works’ buffer zones (as required).	The precautionary works principles described: timing of the works and ECoW supervision are defined with the CEMP document, secured via a planning condition.	Based on the additional mitigation proposed, the residual effect of vegetation clearance on common nesting bird species (high sensitivity and negligible magnitude) is assessed as negligible in the long term at the local level.	No Change

Ecological Receptor	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance)	Confirmation on whether the assessment has changed from previous ES
Completed and Operational							
Bats	The Proposed Development will require the installation of permanent lighting infrastructure that could affect the behaviour of foraging bats.	Recommendations have been made as part of the Bat Report (Appendix 6.10) in the context of sensitive lighting for bats, however, a lighting design has not yet been finalised and therefore cannot be considered as embedded mitigation.	Changes to the artificial lighting conditions on site (and in particular, adjacent to woodland parcels) the impacts to foraging bats is assessed as minor adverse in the long term at the local level. This effect would be reversable by means of lighting design and configuration.	The Proposed Development will require the installation of permanent lighting infrastructure that could affect the behaviour of foraging bats.	Recommendations have been made as part of the Bat Report (Appendix 6.10) in the context of sensitive lighting for bats, however, a lighting design has not yet been finalised and therefore cannot be considered as embedded mitigation.	Changes to the artificial lighting conditions on site (and in particular, adjacent to woodland parcels) the impacts to foraging bats is assessed as minor adverse in the long term at the local level. This effect would be reversable by means of lighting design and configuration.	No Change

Enabling and Construction Phase

- 6.18 There have been no updates to the likely significant effects during the enabling and construction phase since the February 2025 ES.

The Completed and Operational Development

- 6.19 There have been no updates to the likely significant effects for the completed and operational development since the February 2025 ES.

Summary

- 6.20 There are no changes to the assessment of effects, therefore the findings of the February 2025 ES remain valid.

7 SOCIO ECONOMICS AND HEALTH

- 7.1 Chapter 7 of the February 2025 ES comprised an assessment of the potential significant effects of the proposed development on socio economic and health receptors.
- 7.2 This Chapter provides an update to the previous Chapter 7 assessment to identify any new or altered significant effects which could arise from that presented in the February 2025 ES. Where the assessment has not changed, it is referenced as such within this Chapter.
- 7.3 The approach to this assessment is set out within this Chapter and at Chapter 2 of the ES Addendum. This ES Addendum Chapter should be read in conjunction with Chapter 7 of the February 2025 ES submitted as part of the full planning application (142223/FO/2025).
- 7.4 Chapter 7 of the February 2025 ES and Chapter 7 of this ES Addendum have been written by Pegasus.

Legislative and Policy Framework

- 7.5 There are no changes in respect of legislation or policy framework of relevance to socio-economic and health assessment.

Assessment Approach

Consultation

- 7.6 Consultation comments received during determination to date are summarised in Table 7.1. The table indicates how each have been addressed through this addendum chapter.

Table 7.1 Further Consultation

Local Authority / Consultee	Summary of Comments / Discussion	Where Concerns Addressed (where relevant)
Manchester City Council	Para 7.122 (2 nd bullet point) Queried whether the 1.2% increase in construction GVA per annum in Manchester was correct as it seemed high, which potentially may impact magnitude and therefore reduce the residual effect to 'not significant'. The same applied for the Trafford figure.	All three options considered to provide full picture. Magnitude of change has been reviewed and is confirmed to account for the combined position. The potential effect has not changed as started in para 7.47 and Table 7.11.
	Para 7.151 – Queried if the numbers correct for 7 FTE jobs. The Council Tax figure quoted (£248,160) differed than that quoted at 7.131 (£144,760).	Worst case position now considered. Assumption of 4 FTE jobs supported and £152,812 additional council tax generated. This does not change the potential effect as stated in para 7.48 and Table 7.11.
	Para 7.134/11.39 – Queried where the housing target of 2,571 PA has come from as this number shows they are under-delivering on their housing target. Assumes the number is from dividing the total number of homes outlined in the Housing Strategy (36,000) over the plan period (14 years). However, in the SPS it mentions that the target of 36,000 needs to be met by 2032.	Now corrected and annual average housing target of 3,600 until 2032 presented in para 7.25 and Figure 7.5.

Assessment of Significance

- 7.7 There is no change to the methodology and criteria for assessment of significance from that presented in the original ES chapter.

Limitations to the Assessment

- 7.8 There is no change to the limitations of the assessment from those presented in the original ES chapter.

Baseline Conditions

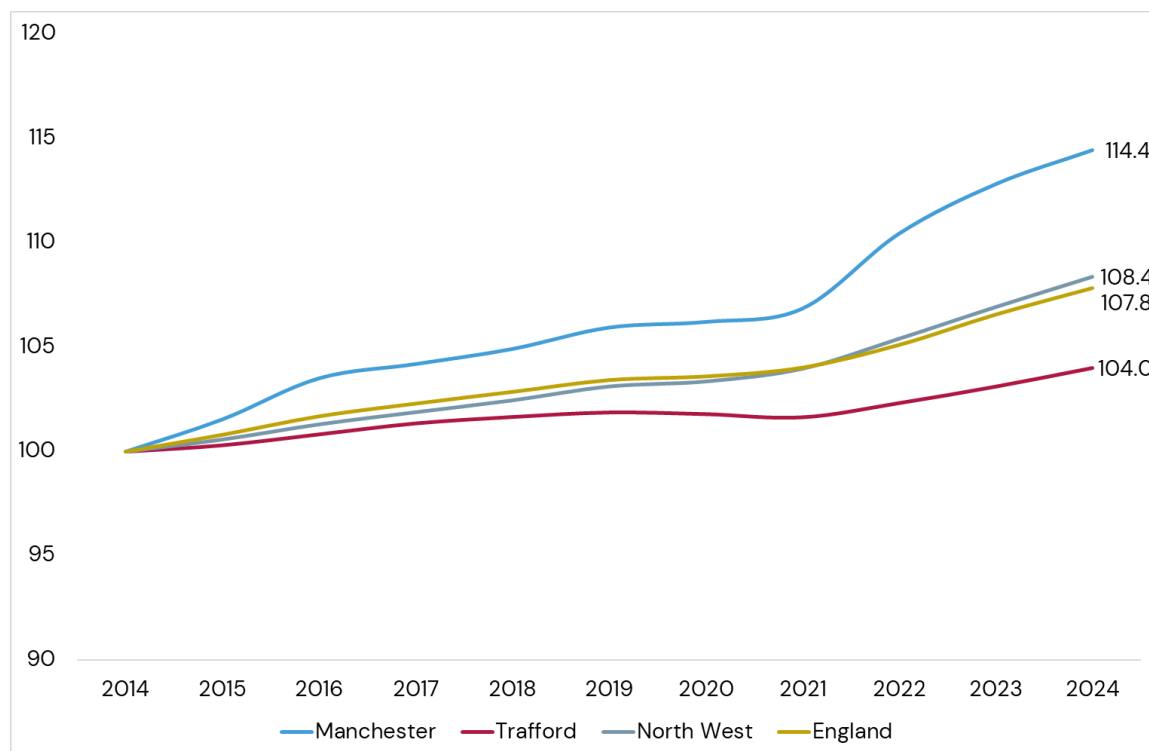
- 7.9 There is no change to the following baseline indicators presented in the original ES chapter:

- Employment change;
- Housing tenure;
- Housing type;
- Community facilities;
- Open space and public realm.

- 7.10 All other baseline indicators have been updated to account for more recently published data. An update for each is presented below.

Population

- 7.11 Data published by the ONS show that, as of 2024 the population of Manchester was 589,670, and in Trafford population was 241,025. The Manchester population has grown by 14.4% (74,310 additional people) between 2014 and 2024 whilst the population in Trafford has grown at a notably lower rate of 4%.
- 7.12 The North West and England increased at a lower rate than Manchester but higher than Trafford. As of 2024, the total population in the North West was 7.7 million (an increase of 596,318) and in England the population was 58.6 million (an increase of 4.2 million) (see Figure 7.1).

Figure 7.1: Population Change, 2014-2024 (2014=100)

- 7.13 The fastest growing age group in Manchester between 2014 and 2024 was those aged 16-64 having increased by 15.7% (56,690 additional people). This age group was the second fastest growing age group in England (6.5%, 2.3 million additional people) and the slowest growing age group in Trafford (2.0%, 2,953 additional people) and the North West (7.1%, 322,263 additional people).
- 7.14 Ages 65+ grew the highest at a national rate of 15.5% (1.5 million additional people) followed by the North West at 13.9% (177,629 additional people), Manchester at 11.6% (5,731 additional people) and Trafford at 8.7% (3,387 additional people).
- 7.15 Age group 0-15 Increased at a notably higher rate In Manchester of 11.3% (11,889 additional people) compared to the regional Increase of 7.2% (96,426 additional people), Trafford increase of 6.1% (2,886) and the national Increase of 5% (512,715 additional people).

Table 7.2: Population Change Aged 0-15, 2014-2024

	2014	2024	Actual Change	% Change
Manchester	104,987	116,876	11,889	11.3%
Trafford	47,344	50,230	2,886	6.1%
North West	1,343,816	1,440,242	96,426	7.2%
England	10,255,533	10,768,248	512,715	5.0%

Source: ONS, Mid-Year Population estimates

Table 7.3: Population Change Aged 16-64, 2014-2024

	2014	2024	Actual Change	% Change
Manchester	361,010	417,700	56,690	15.7%
Trafford	145,327	148,280	2,953	2.0%
North West	4,518,731	4,840,994	322,263	7.1%
England	34,610,320	36,870,761	2,260,441	6.5%

Source: ONS, Mid-Year Population estimates

Table 7.4: Population Change Aged 65+, 2014-2024

	2014	2024	Actual Change	% Change
Manchester	49,363	55,094	5,731	11.6%
Trafford	39,128	42,515	3,387	8.7%
North West	1,278,549	1,456,178	177,629	13.9%
England	9,504,466	10,981,092	1,476,626	15.5%

Source: ONS, Mid-Year Population estimates

Employment by sector

- 7.16 Table 7.5 (using 2024 data) shows that the construction sector in the North West and England accounted for 5.0% of total employment (184,000 jobs and 1.4 million respectively) which is the highest rate of the listed areas. The construction sector accounted for 2.5% (75 jobs) in Chorlton and 2.2% (10,000 jobs) in Manchester. Construction accounted for 2.1% (50 jobs) in Longford and 4.2% (7,000) in Trafford.
- 7.17 In Manchester (39.1%, 179,000 jobs), Trafford (45.2%, 75,500 jobs) the business, financial and professional services sector accounted for the largest proportion of jobs. The public administration, education and health sector accounted for the highest proportion of jobs in Chorlton (33.5%, 1,010 jobs), Longford (25.8%, 625 jobs) the North West (28.8%, 1 million jobs) and England (26.2%, 7.5 million). In Chorlton the accommodation and food services sector accounted for a 16.6% (500) of all jobs in the area which is significantly more than all other listed areas.

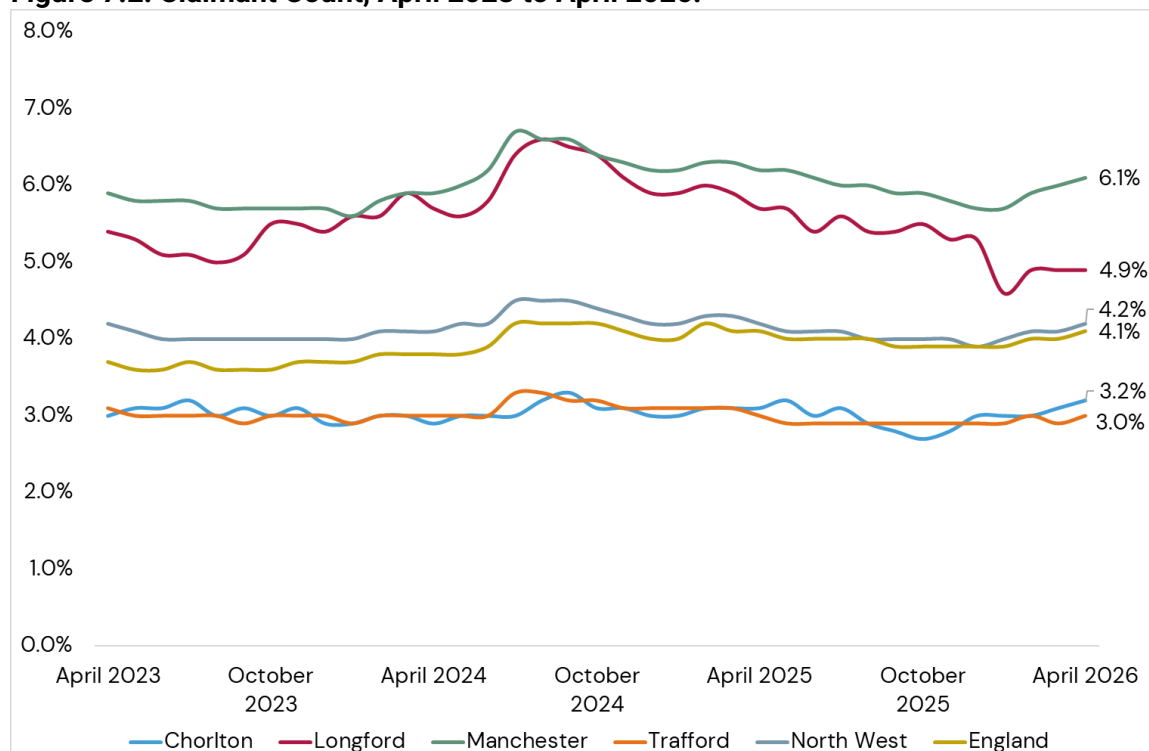
Table 7.5: Employment by Sector as a Percentage of Total Employment, 2024.

	Ward scale		District scale		Regional	National
	Chorlton	Longford	Manchester	Trafford	North West	England
Agriculture, mining, utilities etc.	0.0%	0.0%	0.5%	0.9%	2.1%	2.3%
Manufacturing	1.7%	8.3%	2.6%	4.8%	8.5%	7.0%
Construction	2.5%	2.1%	2.2%	4.2%	5.0%	5.0%
Wholesale & retail	18.1%	19.6%	10.8%	14.1%	14.0%	13.7%
Transport & storage	0.7%	12.4%	6.3%	4.2%	4.7%	5.1%
Accommodation & food services	16.6%	10.3%	7.9%	6.0%	7.5%	7.6%
Information & communication	5.8%	2.1%	5.5%	4.8%	2.9%	4.7%
Business, financial & professional services	15.4%	16.3%	33.7%	40.4%	22.5%	23.9%
Public admin, education & health	33.5%	25.8%	26.5%	14.7%	28.8%	26.2%
Arts, entertainment, recreation & other services	5.8%	3.1%	4.2%	6.0%	4.0%	4.5%

Source: ONS, Business Register & Employment Survey

Unemployment

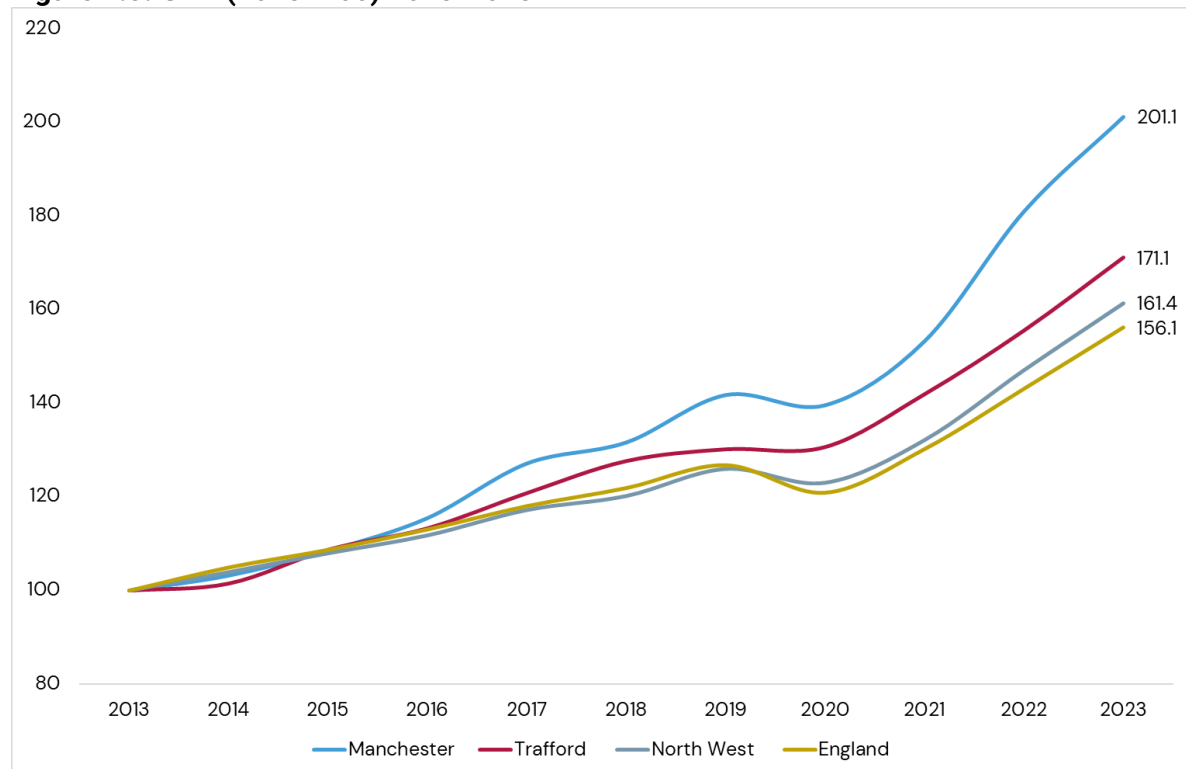
- 7.18 The claimant count records the number of people claiming Jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work. Figure 7.2 shows the claimant count for Chorlton, Longford, Manchester and Trafford alongside the regional and national rates for every month from April 2023 to April 2026, expressed as a proportion of residents aged 16-64.
- 7.19 Between 2023 and 2024, the claimant count experienced a slight increase in Longford, Manchester, whereas claimant count rates remained relatively consistent in all other comparator areas. As of April 2026, Manchester had the highest claimant count of 6.1% which was followed by Longford at 4.9%. Chorlton and Trafford had the lowest rates of 3.2% and 3.0% respectively whilst the regional rate was 4.2% and national was 4.1%. Throughout the given time period, the claimant count in Manchester and Longford have been notably higher than the other comparators.

Figure 7.2: Claimant Count, April 2023 to April 2026.**Source:** ONS

Economic Activity

- 7.20 Between 2013 and 2023 Gross Value Added (GVA) in Manchester increased by £18bn¹ from £17.8bn to £35.9bn. This equates to an increase of 101.1%. This is significantly above the regional increase of 61.4% (£92.5bn increase) and the national increase of 56.1% (£759.4bn increase). Trafford also has had a larger increase in GVA compared to the North West and England, increasing from £7.2bn in 2013 to £12.3bn in 2022, an increase of 71.1% (£5.1bn).
- 7.21 In 2023 Manchester accounted for 11.8% of the total GVA In the North West whilst Trafford accounted for 4.8% of the regions GVA, and of the increase between 2013 and 2023, Manchester accounted for 19.5% of the increase in the North West and Trafford accounted for 5.5%.

¹ Current prices.

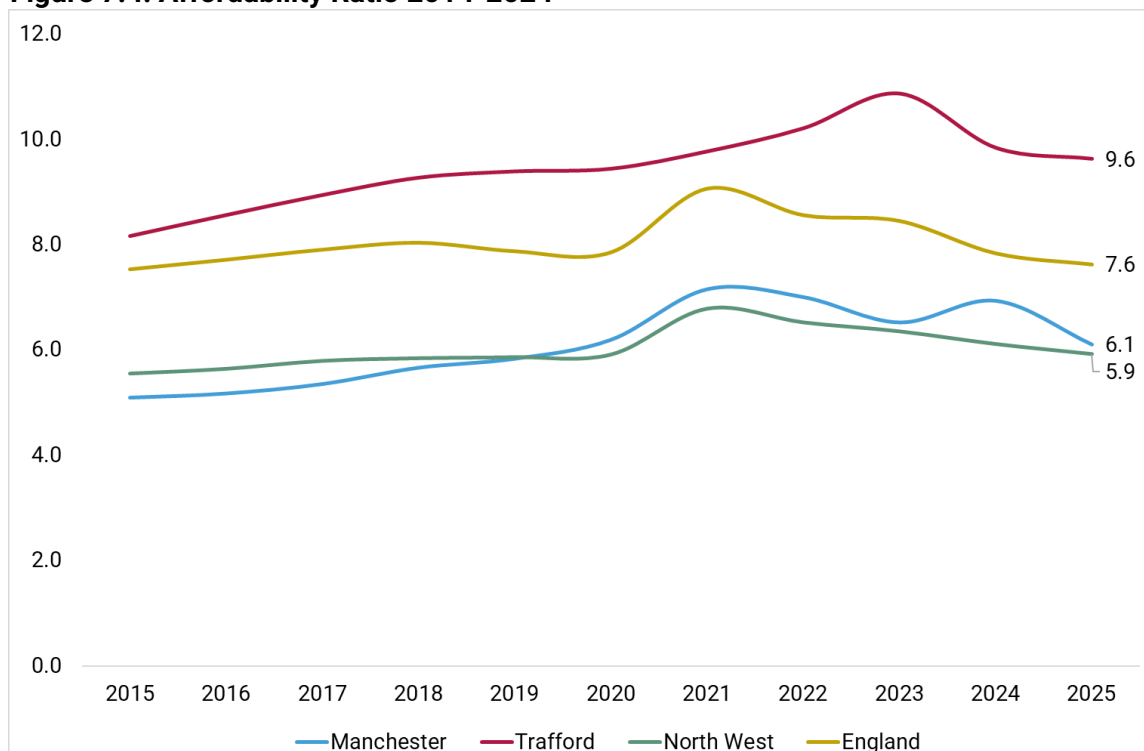
Figure 7.3: GVA (2013=100) 2013-2023

Source: ONS

- 7.22 Between 2013 and 2023, the construction sector in Manchester grew by 181.8% from £527million GVA in 2013 to £1.5billion in 2023 whilst in Trafford the construction sector grew by 54.9% from £557million to £863million respectively. The North West increased by 87.3% and England by 72.5% during the same period.

Housing Affordability

- 7.23 An affordability ratio is calculated by dividing the median price paid for a house in an area by the median annual salary of the area. Figure 7.4 shows the affordability ratio in Manchester and Trafford alongside regional and national comparators from 2015 through to 2025. In 2015 the affordability in Manchester was 5.1 and by 2025 it had risen to 6.1, an increase of 1.0. The ratio in Trafford was higher, increasing from 8.2 in 2015 to 9.6 in 2025, an increase of 1.4.
- 7.24 In 2015 the affordability ratio at a regional (5.6) and national (7.5) scale was above that of Manchester but below Trafford, however in 2020 the affordability ratio in Manchester of 6.2 surpassed the North West (5.9). Since then, the affordability ratio in Manchester has remained slightly above the regional ratio, but below the national ratio. The affordability ratio in Trafford has consistently been above the listed areas.

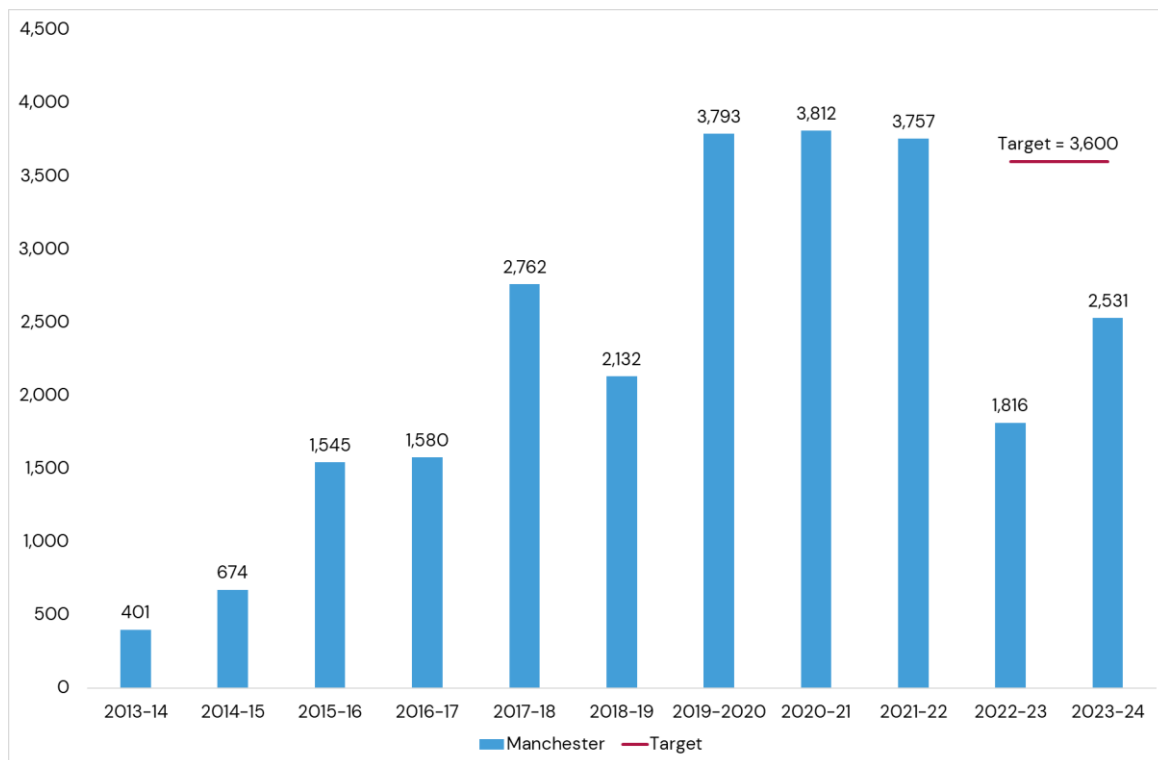
Figure 7.4: Affordability Ratio 2014-2024

Source: ONS, Affordability Ratios

Housing Delivery

- 7.25 As per the Manchester Housing Strategy², a target of delivering 36,000 homes between 2022 and 2032 has been set, equating to 3,600 new homes per annum. Just less than a third (10,000 homes) are expected to be affordable, and increasing the provision of social rented homes will be prioritised.
- 7.26 Shown in Figure 7.5, in 2022-23 the housing target of 3,600 was not met as the net additional dwellings was 1,816, a shortfall of 1,784. The three years prior to this saw high levels of delivery, peaking at 3,812 in 2020-21. Overall housing delivery has been increasing between 2012-13 to 2022-23, with some exceptions such as 2022-23.

² Manchester City Council, Manchester Housing Strategy (2022-2032)

Figure 7.5: Net Additional Dwellings in Manchester, 2013-14– 2023-24

Source: ONS, Live Table 122

7.27 Manchester Core Strategy Policy H 6 highlights the need to prioritise new housing in South Manchester which meets identified shortfalls, including family housing and provision that meets the needs of elderly people and adds to the stock of affordable housing. This lends further to support to the proposed development, which will deliver a broad mix of housing types including family housing and age-friendly affordable apartments.

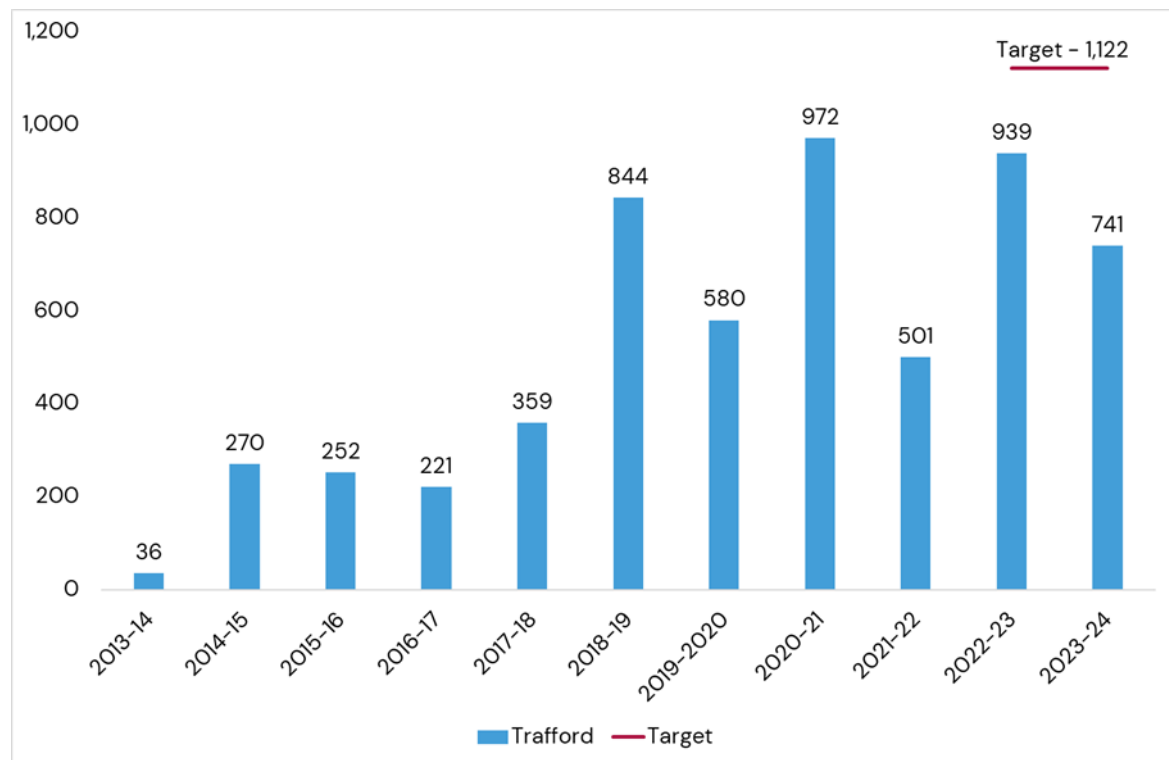
7.28 Net additional dwellings in Trafford has been increasing between 2013-14 to 2023-24³. In 2013-14 there was 36 net additional dwellings and, as of 2023-24, net additional dwellings was 741. The Trafford Council Housing Strategy 2025-2030, has set a target of an additional 19,077 net dwellings by 2039⁴ which equates to 1,122 new units each year between 2022 and 2039.

³ Data is publicly available for 2024/25, however, they are only provisional at the time of drafting (May 2026) and therefore are not used in the baseline analysis.

⁴ Trafford Council Housing Strategy 2025-2030. Accessed here: [Microsoft Word – Trafford Housing Strategy 2025_2030 – DRAFT](#) (accessed 11/11/25).

- 7.29 Housing delivery in Trafford has been below the target for all listed years. Net additional dwellings in Trafford is also below that of Manchester.

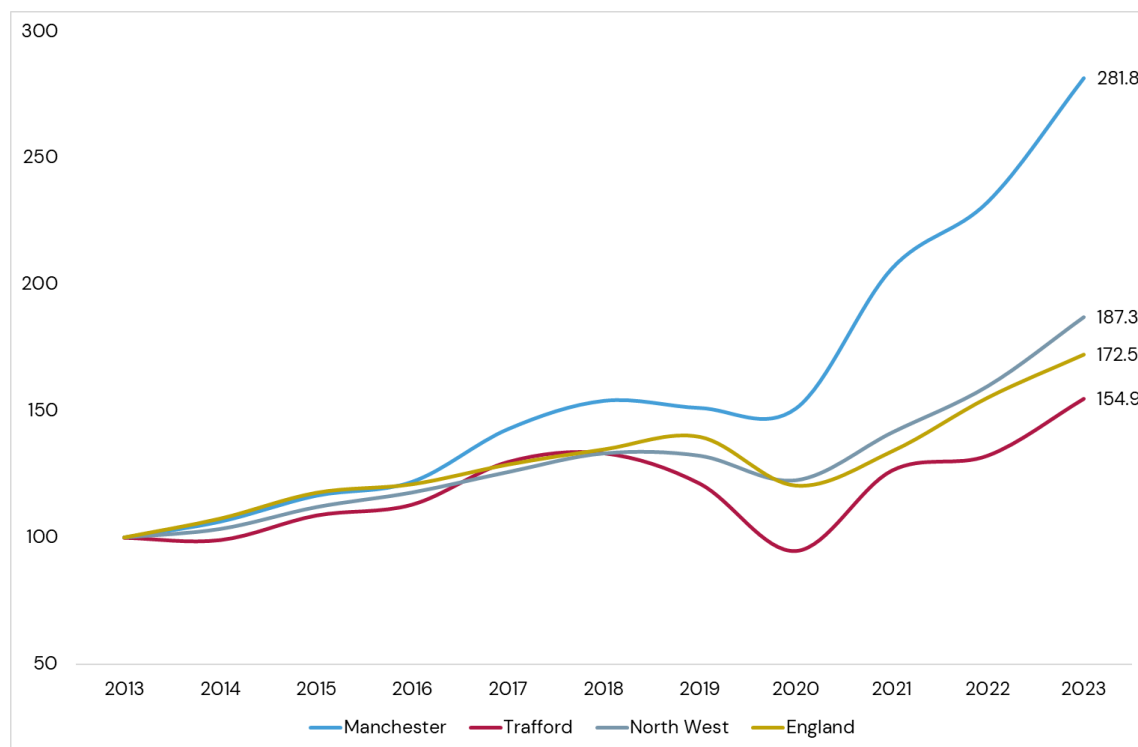
Figure 7.6: Net Additional Dwellings in Trafford. 2013-14 – 2023-24



Source: ONS, Live Table 122

Construction

- 7.30 Figure 7.7 shows the construction GVA for Manchester, Trafford, the North West and England between 2013 and 2023. Construction GVA in current prices rose from £527million in 2013 to £1.5billion in 2023 in Manchester– a total construction GVA increase of 181.8%. This was higher than the increases seen in Trafford (54.9%) which increased from £557million to £863million, the North West (87.3%) and England (72.5%).

Figure 7.7: Construction GVA, 2013-2023

Source: ONS

Education

- 7.31 The closest primary school to the Site is St John's RC Primary School located 0.1 miles from the Site, with a spare capacity of 75. This primary school is situated in the Primary – South primary planning area for MCC which has 13 state primary schools within 2 miles of the Site and a total spare capacity of around 530⁵.
- 7.32 The planning area of STRET Primary in the Trafford Metropolitan Borough Council (TMBC) has also been analysed. Within this primary planning area there are 12 schools within 2 miles of the Site with a combined spare capacity of 389. The closest school to the Site in this primary planning area is St Teresa's RC Primary School located 0.2 miles from the Site.
- 7.33 The combined total spare capacity of primary school places in both these planning areas is 919. A summary is presented in Table 7.6.

⁵ Number of primary age pupils on roll at William Hulme's Grammar School is not available therefore this school has been excluded from the spare capacity calculation.

Table 7.6: Primary School Capacity⁶ 2024/25

Primary School	Distance from Site	Capacity	No. of Pupils on Roll	Surplus
Primary - South (3520013)				
St John's RC Primary School	0.1 miles	420	345	75
Oswald Road Primary School	0.3 miles	630	591	39
Chorlton CofE Primary School	0.4 miles	210	204	6
Manley Park Primary School	0.6 miles	420	409	11
Brookburn Community School	0.7 miles	420	390	30
Our Lady's RC Primary School Manchester	0.9 miles	210	180	30
St Margaret's CofE Primary School	1.0 miles	630	574	56
Chorlton Park Primary	1.1 miles	630	619	11
William Hulme's Grammar School	1.5 miles	420	-	-
Barlow Hall Primary School	1.5 miles	315	193	122
Wilbraham Primary School	2.0 miles	630	563	67
St Ambrose Roman Catholic Primary School	2.0 miles	198	162	36
St Kentigern's Roman Catholic Primary School	2.0 miles	420	373	47
Primary - South Total	-	5,553	4,603	530
STRET Primary - 3584100				
St Teresa's RC Primary School	0.2 miles	210	143	67
St Hilda's CofE Primary School	0.2 miles	315	193	122
Kings Road Primary School	0.4 miles	630	606	24
Victoria Park Junior School	0.7 miles	199	231	-32
St Ann's RC Primary School	0.7 miles	420	389	31
Gorse Hill Primary School	0.8 miles	405	308	97
Victoria Park Infant School	0.8 miles	169	176	-7
Seymour Park Community Primary School	0.8 miles	588	623	-35
St Matthew's CofE Primary School	1.2 miles	209	145	64
Moss Park Junior School	1.3 miles	405	425	-20
St Alphonsus RC Primary School	1.4 miles	210	182	28
Old Trafford Community Academy	1.4 miles	380	330	50
STRET Primary Total	-	4,140	3,751	389
Total	-	9,693	8,354	919

- 7.34 The closest high school in the Secondary – South planning area in MCC is Chorlton High School located 1.1 miles from the Site. There is a surplus in Chorlton High School of 75 places. Accounting for the other schools within the Secondary South planning area and within 3 miles of the Site, there are 286 spare places.

⁶ List of schools published by the Department for Education include only state schools. Dataset available at: <https://explore-education-statistics.service.gov.uk/find-statistics/school-capacity>

- 7.35 STRET Secondary planning area in TMBC has three secondary schools with a combined capacity of 285. The closest school is Stretford Grammar School situated 0.5 miles from the Site. The Secondary South and Stret Secondary planning areas have a combined spare capacity of 571 places. The relevant secondary schools and capacity data is shown in Table 7.7.

Table 7.7: Secondary School Capacity 2024/25

Secondary School	Distance from Site	Capacity	No. of Pupils on Roll	Surplus/ Deficit
Secondary – South - 3520023				
Chorlton High School	1.1 miles	1,603	1,528	75
CHS South	1.3 miles	1,200	1,127	73
Loreto High School	1.3 miles	750	759	-9
William Hulme Grammar School	1.5 miles	1,520	1,542	-22
Whalley Range 11-18 High School	1.6 miles	1,650	1,649	1
Didsbury High School	1.9 miles	1,350	1,182	168
Secondary - South Total	-	8,073	7,787	286
STRET Secondary - 3584200				
Stretford Grammar School	0.5 miles	984	945	39
Stretford High School	0.8 miles	1,026	976	50
Lostock High School	1.9 miles	740	544	196
STRET Secondary Total	-	2,750	2,465	285
Total	-	10,823	10,252	571

Health Profile of the Local Population

- 7.36 Shown in Table 7.8, Manchester has a notably worse health profile in comparison to regional and national averages with each listed variable, excluding self-harm, worse in Manchester and the suicide rate which is higher in Manchester compared to England but lower than the North West. Overall, Trafford has a better health profile than Manchester and the North West, with some variables also better than England. Life expectancy in Manchester for both males and females is lower at 77.2 and 81.1 respectively compared to Trafford at 80.7 for males and 84.4 for females, the North West (78.7 for males and 82.5 for females) and England (80.0 for males and 83.8 for females).
- 7.37 The under 75 mortality rate from all causes in Manchester was 460.5 which is significantly higher than the rate in Trafford at 282.7, England at 321.0 and the North West at 377.1. This shows a similar trend for the under 75 mortality rate from cardiovascular disease and cancer in Manchester where the rate was 118.3 and 138.7 per 100,000 population respectively. This compares to the under 75 mortality rate from cardiovascular diseases of 68.4 in Trafford, 86.5 in the North West and 71.5 in England.

The mortality rate from cancer for under 75 in Trafford was 109.0, the North West was 125.2 and in England was 114.6.

- 7.38 The suicide rate was slightly higher in Manchester at 13.4 per 100,000 population, compared to Trafford at 8.8, the North West at 13.6 and England at 10.9. The rate of intentional self-harm however was lower in Manchester at 105.9 compared to the national rate of 117 and regional rate of 126.2, whilst Trafford had the lowest rate of 85.1.

Table 7.8: Health Profile of Manchester, North West & England.

	Year	Manchester	Trafford	North West	England
Life expectancy at birth (male).	2025	77.2	80.7	78.7	80.0
Life expectancy at birth (female).	2025	81.1	84.4	82.5	83.8
Under 75 mortality rate from all causes.	2025	460.5	282.7	377.1	321.0
Under 75 mortality rate from all cardiovascular diseases.	2025	118.3	68.4	86.5	71.5
Under 75 mortality rate from cancer.	2025	138.7	109.0	125.2	114.6
Suicide rate (persons, 10+yrs).	2022-24	13.4	8.8	13.6	10.9
Rate of intentional self-harm.	2023/24	105.9	85.1	126.2	117.0

Source: Govt, Local Authority Health Profiles

Healthcare Provision

- 7.39 The list of GP surgeries within 2 miles of the Site is shown in Table 7.9. The closest surgery is Chorlton Family Practice located 0.3 miles south east of the Site. There is a patient to GP ratio in this surgery of 1,000.2. There are 16 surgeries listed with an average patient to GP ratio of 1,595⁷. The Alexandra Practice has the lowest patient to GP ratio of 619.8.
- 7.40 Merseybank Surgery and David Medical Centre are part of a group, therefore data is grouped together in respect of patient, GPs and patient registrations.
- 7.41 As of March 2026, the average patient to GP ratio in England is 2,203⁸.

⁷ Excluding Corkland Road Medical Practice due to not operating there since January 2025 and excluding Gorse Hill Medical Centre as patient and GP data are not available.

⁸ Pressures in general practice data analysis, British Medical Association, September 2025. Available at: <https://www.bma.org.uk/advice-and-support/nhs-delivery-and-workforce/pressures/pressures-in-general-practice-data-analysis>.

Table 7.9: Primary Healthcare Facilities within 2 miles of the Site

Name	Distance from Site (miles)	Total Patients	Total GP FTE	Patient to GP Ratio
CHORLTON FAMILY PRACTICE	0.3	22,004	22	1,000.2
NORTH TRAFFORD GROUP PRACTICE	0.6	15,163	13	1,166.4
WILBRAHAM SURGERY	0.6	4,541	4	1,135.3
ASHVILLE SURGERY	0.7	13,662	10	1,366.2
DELAMERE MEDICAL PRACTICE	0.8	14,685	11	1,335.0
THE RANGE MEDICAL CENTRE	1.1	14,779	10	1,477.9
THE ALEXANDRA PRACTICE	1.2	6,198	10	619.8
LIMELIGHT HEALTH AND WELLBEING HUB	1.2	9,028	11	820.7
THE WHITSWOOD PRACTICE	1.3	5,176	6	862.7
CORNBROOK MEDICAL PRACTICE	1.7	17,979	16	1,123.7
ORDSALL HEALTH SURGERY	1.7	11,412	9	1,268.0
LOSTOCK MEDICAL CENTRE	1.7	8,741	5	1,748.2
PRINCESS ROAD SURGERY	1.8	4,270	2	2,135.0
DAVID MEDICAL CENTRE	1.2	7,599	6	1,266.5
MERSEYBANK SURGERY	1.9			
THE ARCH MEDICAL PRACTICE	1.9	24,673	18	1,370.7

Source: NHS England Digital, March 2026.

Crime

- 7.42 According to data LG Inform⁹, Manchester saw a rate of total recorded offences (excluding fraud) per 1,000 population in the year ending Q4 of 2025 of 143.17 which equates to 84,423 offences. This is significantly higher than the regional average of 89.14 per 1,000 population and national average of 83.57. Trafford had the lowest rate of 73.91, equating to 17,814 offences. This represents a decline in Manchester from 150.53 per 1,000 population from the year ending Q4 2024, and a decline in Trafford from 74.10 per 1,000 population from the year ending Q4 2024.
- 7.43 Violence against the person in Manchester had a total of 30,678 recorded offences in the 12 months ending 2025 Q4 compared to 6,422 in Trafford. This gives a rate of 52.03 per

⁹ LG Inform. Available at: <https://lginform.local.gov.uk/reports/lgastandard?mod-metric=1071&mod-period=6&mod-area=E08000003&mod-group=E92000001&mod-type=area>

1,000 population and 26.64 respectively, compared to a mean rate of 37.04 per 1,000 in the North West, and 31.31 in England.

- 7.44 In the 12 months ending 2025 Q4, Manchester saw 3.48 residential burglary offences per 1,000 population, which was equivalent to 2,054 offences. Trafford had a lower recording of 591 offences in the year ending Q4 2025 equating to 2.45 per 1,000 population. The rate per 1,000 population in the North West was 2.31, and 2.53 in England which were both lower than Manchester and in line with Trafford.

Deprivation

- 7.45 The 2025 Index of Multiple Deprivation provides an indication of the average levels of deprivation for LSOAs across England. The index provides an overall assessment of the average levels of deprivation as well as an assessment against domains of deprivation.
- 7.46 The scheme falls within LSOA Manchester 029C and Manchester 029D. Manchester 029C has an overall rank of 26,728, putting it in the top 30% least deprived. When looking at individual domains of deprivation, Manchester 029C has its highest rank in living environment with a rank of 3,516, putting it in the top 20% most deprived areas for this domain. Its lowest rank is in the education and training domain where it ranks 33,668 putting it in the top 10% least deprived for this domain.
- 7.47 Manchester 029D is considered more deprived in comparison to Manchester 029C, with an overall rank of 23,122, placing it in the top 40% least deprived LSOAs. The domain with the highest ranking is the living environment with a rank of 4,171 putting it in the top 20% most deprived for the domain. Education and training has the lowest rank of 32,819 putting it in the top 10% least deprived for that domain.
- 7.48 The full list of the domain rankings for Manchester 029C and Manchester 029D is set out in Table 7.10 below. The lower the number the more deprived the area is relative to other LSOAs nationally.

Table 7.10: Manchester 029C and Manchester 029D IMD 2025 Domain Rankings

IMD 2025 Domain	Manchester 029C		Manchester 029D	
	Rank (out of 33,755, 1 being the most deprived)	Decile	Rank (out of 33,755, 1 being the most deprived)	Decile
Overall IMD	26,728	8	23,122	7
Income	31,364	10	23,975	8
Employment	31,221	10	26,343	8
Education & Training	33,668	10	32,819	10
Health	18,635	6	20,287	7
Crime	26,278	8	15,648	5
Barriers to Housing and Services	22,519	7	21,056	7
Living Environment	3,516	2	4,171	2

Source: Ministry for Housing, Communities & Local Government

- 7.49 Trafford 004E and Trafford 011A are considered more deprived than Manchester 029C and Manchester 029D as Trafford 004E has an overall ranking of 21,433 placing it in the top 40% least deprived and Trafford 011A has an overall ranking of 15,399 placing it in the top 50% most deprived LSOAs. In Trafford 004E the highest ranking is in the living environment domain with a rank of 13,303, placing it in the top 40% most deprived in the country for this domain. In Trafford 011A the highest rank is in the crime domain with a ranking of 10,881, placing it in the top 40% most deprived in the country for this domain. Further detail on domain rankings in Trafford 004E and 011A are listed in Table 7.12.

Table 7.11: Trafford 004E and Trafford 011A IMD 2025 Domain Rankings

IMD 2025 Domain	Trafford 004E		Trafford 011A	
	Rank (out of 33,755, 1 being the most deprived)	Decile	Rank (out of 33,755, 1 being the most deprived)	Decile
Overall IMD	21,433	7	15,399	5
Income	16,869	5	14,153	5
Employment	16,142	5	11,982	4
Education & Training	26,126	8	21,935	7
Health	22,472	7	13,126	4
Crime	15,175	5	10,881	4
Barriers to Housing and Services	32,370	10	25,448	8
Living Environment	13,303	4	11,056	4

Source: Ministry for Housing, Communities & Local Government

Table 7.12: Summary of Previous Assessment

Summary of Chapter 7 of the February 2025 ES
The Proposed Development is considered to provide beneficial effects during the construction phase in relation to employment and economic contribution. Once operational, significant beneficial effects are expected in relation to wider economic effects, housing, open space and health and wellbeing. Adverse but not significant effect is predicted in relation to disturbance to neighbourhood amenity during the construction phase. However, this will be temporary and managed by best practice measures through a CEMP and measures outlined in the Contaminated Land Remediation Strategy, which will ensure the Site can be safely redeveloped. Crucially, the remediation work undertaken will ensure that land will be made safe for use and publicly accessible once again for recreational purposes. Adverse but not significant effect is predicted for education and healthcare once the Site is complete and operational relating to slight increases in demand for related infrastructure. However, baseline analysis indicates that such infrastructure has sufficient existing capacity to manage such increased demand.

Assessment of Likely Significant Effects

7.50 There are no additional effects to those considered in the February 2025 ES.

Mitigation, Enhancement and Residual Effects

7.51 The residual effects from the February 2025 ES are outlined below and have been confirmed if they have changed since the assessment was completed. In addition, any additional effects are also considered within the table.

Table 7.13: Residual Effects

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance)	Confirmation on whether the assessment has changed from previous ES
Construction						
Employment	None relevant	Minor to moderate beneficial short term reversable effect at the district scale , which is not significant.	Local Labour Agreement (LLA)	By condition	Moderate beneficial short term reversable effect at the district scale, which is significant.	No change
Economic contribution	None relevant	Moderate beneficial short term reversable effect at the district scale , which is significant.	None identified	Not applicable	Moderate beneficial short term reversable effect at the district scale, which is significant.	No change

Disturbance to neighbourhood amenity	Construction Environmental Management Plan (CEMP)	Minor to moderate adverse short term reversible effect at the local scale which is not significant.	Measures set out in Contaminated Land Remediation Strategy	By condition	Minor to moderate adverse short term reversible effect at the local scale which is not significant.	No change
Completed Development						
Economy	None relevant	Moderate beneficial long term permanent effect at the district scale , which is significant.	None identified	Not applicable	Moderate beneficial long term permanent effect at the district scale, which is significant.	No change
Housing	Provision of a mix of dwelling types, including affordable dwellings	Moderate beneficial long term permanent effect at the district scale, which is significant.	None identified	Not applicable	Moderate beneficial long term permanent effect at the district scale, which is significant.	No change
Access to education	None relevant	Minor adverse long term permanent effect at the local scale , which is not significant.	None identified	Minor adverse long term permanent effect at the local scale, which is not significant.	Access to education	No change
Access to healthcare	None relevant	Minor adverse long term permanent effect at the local	None identified	Minor adverse long term permanent effect	Access to healthcare	No change

		scale , which is not significant		at the local scale, which is not significant		
Access to open space and recreation	Provision of new areas of publicly accessible open space	Moderate beneficial long term permanent effect at the local scale, which is significant	None identified	Moderate beneficial long term permanent effect at the local scale, which is significant	Access to open space and recreation	No change
Health and wellbeing	See para 7.114	Major beneficial long term permanent effect at the district scale, which is significant	None identified	Major beneficial long term permanent effect at the district scale, which is significant	Health and wellbeing	No change

Enabling and Construction Phase

- 7.52 Accounting for updates to baseline indicators, including but not limited to the construction GVA for Manchester and Trafford administrative areas identified by MCC in consultation comments, the sensitivity of receptors for potential effects considered in the enabling and construction phase has not changed. Similarly, the magnitude of effect has not altered from that which was presented in the original ES chapter. Therefore, there is no change to the significance of effect for any potential effects associated with the enabling and construction phase.

The Completed and Operational Development

- 7.53 Accounting for updates to baseline indicators and clarifications to assessment assumptions identified by MCC in consultation comments, the sensitivity of receptors and the magnitude of effect has not altered from that which was presented in the original ES chapter for any potential effects. Therefore, there is no change to the significance of effect for any potential effects once the Proposed Development is completed and operational.

Summary

- 7.54 There are no changes to the sensitivity of receptors, the magnitude of effects and the significance of effects for any potential effects associated with the enabling and construction phase or once the Proposed Development is completed and operational in respect of socio-economics and health. Therefore, the conclusions of the February 2025 ES remain valid.

8 CLIMATE CHANGE

- 8.1 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.
- 8.2 A summary of the Climate Change chapter is submitted with the February 2025 ES is provided below for reference for completeness.

February 2025 ES Addendum

- 8.3 The Climate Change Chapter focused on both the impact of the Proposed Development on climate change (i.e. Greenhouse Gas (“GHG”) emissions associated with the Proposed Development) and the effects of climate change on the Proposed Development itself (i.e., climate change resilience and adaptation). As these are two separate but linked issues, the ES Chapter was split into two parts:

- Part A: Greenhouse Gas Emissions; and
- Part B: Climate Change Risk Assessment.

Likely Significant Residual Effects

Construction

- 8.4 Best practice guidance recommends that the Proposed Development is assessed against whether its greenhouse gas emissions align with the UK’s path towards net zero carbon by 2050. 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.
- 8.5 Initial modelling of embodied carbon emissions were undertaken which shows a Negligible effect on climate change, which is not significant. This means that the embodied carbon emissions target exceeds the target set by RIBA for 2030 and therefore represents performance beyond the trajectory to net zero carbon.

Operational Phase

- 8.6 Initial calculations of operational energy emissions showed a minor adverse effect on climate change, which is not significant. This means that the predicted operational energy performance is in line with the target set by RIBA for 2030, and therefore the

Proposed Development is in line with measures necessary to achieve the UK's trajectory towards net zero.

- 8.7 Operational transport emissions predominantly through residents' car trips, are predicted to have a minor adverse effect on climate change, which is not significant. Additional mitigation through implementation of all measures proposed in the Framework Travel Plan is proposed. This could be implemented through a condition to update the Travel Plan and appoint a Travel Plan Coordinator prior to occupation. The residual effect remains as minor adverse effect on climate change, which is not significant.
- 8.8 As mentioned in Table 2.1 of this ES Addendum, a typographical error was identified in Chapter 8, Climate Change, Table 8.14 'Residual Effects Summary' of the February 2025 ES. The table quotes a 'Minor Adverse' effect in relation to extremes of temperature potentially resulting in building services being unable to maintain thermal comfort as being 'significant'. For clarity, and in line with the methodology set out in Chapter 8, this residual effect is not significant.

Summary of Mitigation and Enhancement Measures

Construction Phase

- 8.9 Embedded mitigation was included in the design of the Proposed Development to ensure construction effects are negligible and not significant.

Operational Phase

- 8.10 Embedded and additional measures will be incorporated into the design of the Proposed Development to minimise the effects during the operational phase. The residual effects in relation to operational energy and operational transport are minor adverse and not significant.
- 8.11 In relation to the impact of climate change on the Proposed Development, the residual effects were negligible or minor adverse and not significant.

Conclusion

- 8.12 No significant effects were identified in relation to climate change.

9 ARCHAEOLOGY

- 9.1 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.
- 9.2 A summary of the Archaeology chapter is submitted with the February 2025 ES is provided below for reference for completeness.

February 2025 ES Addendum

- 9.3 The Archaeology Chapter assesses the effects of the Proposed Development on below ground archaeology. In particular, it identifies and assesses the likely significant effects resulting from the Proposed Development on an east/west orientated negative earthwork present within the centre of the site. The earthwork may represent a surviving part of an ancient boundary or defensive feature that extends for c.5km around the south of Manchester city centre referred to as the “Nico Ditch”.

Likely Significant Residual Effects

Construction

- 9.4 The likely significant effects of the Proposed Development were concluded to be not significant. However, should the negative earthwork prove to be a surviving part of the Nico Ditch the significance of effect would be moderate adverse (significant).
- 9.5 The proposed development layout ensures the preservation of 20th century housing remains and potential archaeological features in the western fringe by designating these areas as green space or pathways. The earthwork will also be preserved, with part of the ditch being infilled to create an ecological pond while the rest remains intact.
- 9.6 A proportionate intrusive field evaluation was recommended to determine the character, date, and significance of the earthwork, possibly linked to the Nico Ditch.
- 9.7 Since the western fringe’s potential archaeological assets and 20th century housing remains will be preserved in situ and undisturbed, there will be no residual effects in these areas.
- 9.8 The negative earthwork will also be preserved, but its significance remains uncertain until archaeological investigations are completed. If it is not part of the Nico Ditch, the effect is considered Not Significant. However, if it is identified as part of the Nico Ditch, the

effect is classified as moderate, with a moderate beneficial residual effect in the long term at the national level.

Completed Development

- 9.9 No likely significant effects were judged to apply in respect to the completed and operational phase of the Proposed Development. Should the negative earthwork be revealed to be a surviving part of the 'Nico Ditch', it may be a candidate for assessment for scheduling.

Summary of Mitigation and Enhancement Measures

Construction Phase

- 9.10 The Project Design outlines the methodology for a programme of archaeological investigation of the negative earthwork.
- 9.11 This work was agreed during consultation with Greater Manchester Archaeology Advisory Service (GMAAS) and involves intrusive investigation comprising the excavation of two trenches across the profile of the earthwork.

Operational Phase

- 9.12 Should the negative earthwork be revealed to be a surviving part of the 'Nico Ditch', it may be a candidate for assessment for scheduling.

Conclusion

- 9.13 The residual effects arising from the enabling and construction phases and operational phase of the Proposed Development are assessed as negligible or minor beneficial (not significant). No significant cumulative effects have been identified.

10 GROUND CONDITIONS

- 10.1 Chapter 10 of the February 2025 ES comprised an assessment of the potential significant effects of the proposed development on ground conditions.
- 10.2 This Chapter provides an update to the previous Chapter 10 assessment to identify any new or altered significant effects which could arise from that presented in the February 2025 ES. Where the assessment has not changed, it is referenced as such within this Chapter.
- 10.3 The approach to this assessment is set out within this Chapter and at Chapter 2 of the ES Addendum. This ES Addendum Chapter should be read in conjunction with Chapter 10 of the February 2025 ES submitted as part of the full planning application (142223/FO/2025).
- 10.4 Chapter 10 of the February 2025 ES and Chapter 10 of this ES Addendum have been written by E3P.

Legislative and Policy Framework

- 10.5 There have been no new or updated policy or guidance related to ground conditions since the February 2025 ES was produced.

Assessment Approach

Consultation

- 10.6 MCC EHO consultation comments (see **Appendix 10.1**) are summarised in Table 10.1 below where a response has been provided.

Table 10.1: MCC EHO's Comments and Responses

MCC EHO Comments	How has it been addressed?
Further SI is required, due to restrictions on site and delineation of contamination. The site investigation information that has been provided for this development is inadequate. Further investigation needs to be undertaken to refine and add more specific detail to the remediation strategy. This need to include the previously un-investigated parts of the site such as the woodland areas to be used as public open space.	E3P's response letter, Appendix 10.1, outlines that two assessments have been completed to reflect both the existing and proposed site conditions, each conducted on a worst-case scenario basis. Under existing site conditions, a high risk to site users was identified. However, combined measures, outlined in Appendix 10.1, are considered sufficient to mitigate the identified risks and render the area suitable for use as public open space. Therefore, the assessment based on the proposed site conditions following remediation indicates a low risk to future users.
Further site investigation is required on site to delineate the full extent of the clay pits, further categorise the materials in the pits to form a detailed remediation strategy and to delineate/speciate contamination (such as mercury) found in the site investigation report. The final risk assessment provided for this development is inadequate. The report recommends that further investigation and testing be performed on the site. Consequently the data obtained from this investigation may require changes to be made to the current risk assessment. This Section will require submission of the additional site investigation report and, if necessary, an updated final risk assessment for approval.	Due to several access limitations during the site investigation works, Appendix 10.1 outlines some areas were inaccessible. E3P acknowledge that further site investigation is required to fully address the outstanding queries. Therefore, E3P have outlined a series of further works proposed to fully characterise the site and inform an updated Remediation Strategy in order to resolve the outstanding queries.

- 10.7 Table 10.1 outlines E3P's responses to MCC EHO's comments. Given the responses, no further updates are required within the assessment of ground conditions.

Assessment of Significance

- 10.8 The methodology and assessment criteria is detailed in the February 2025 ES which remains unchanged from the previous assessment.

Limitations to the Assessment

- 10.9 There are no changes to the limitations set out in the February 2025 ES.

Baseline Conditions

- 10.10 There are no material changes to the baseline conditions that were previously used for the assessment within the February 2025 ES.

Summary of Previous Assessment

- 10.11 The conclusions from the February 2025 ES are outlined below in Table 10.2.

Table 10.2: Summary of the February 2025 ES

Summary of Chapter 10 of the February 2025 ES
Following the implementation of comprehensive mitigation measures, the residual impacts of the proposed development on geology, groundwater, and contamination risks will be negligible to moderate beneficial, which is not significant. The assessment confirmed that the ground conditions will not pose significant risks to future site users or the surrounding environment. Overall, the development will result in a moderate beneficial effect on a site-specific level through remediation and environmental enhancement efforts.

Assessment of Likely Significant Effects

- 10.12 There are no additional effects to those considered in the February 2025 ES.
- 10.13 As mentioned in Table 2.1 of this ES Addendum, a typographical error was identified in Chapter 10 Ground Conditions, Paragraph 10.137 of the February 2025 ES. This section of text did not include the school as a potential receptor in relation to the export of materials from the site. The updated text has been included with the amendments highlighted in bold. For clarity, there are no changes to the assessment of likely significant effects as set out within Chapter 10 of the February 2025 ES as a result of this amendment.

*During the enabling works, excess soils will likely need to be removed to facilitate site development, including contaminated materials such as asbestos-containing soils. The disturbance and excavation of these impacted materials could pose a risk to human health, primarily through the release of airborne asbestos fibres, which can be inhaled and lead to serious respiratory conditions. Proper handling, dust suppression, and controlled removal measures in line with the Remediation Strategy and CEMP will be necessary to minimise exposure risks to workers and surrounding properties **and school adjacent to the eastern boundary of the site.***

Mitigation, Enhancement and Residual Effects

- 10.14 The residual effects from the February 2025 ES are outlined in Table 10.3 below and have been confirmed if they have changed since the assessment was completed.

Table 10.3: Residual Effects

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance)	Confirmation on whether the assessment has changed from previous ES
Enabling Works and Construction						
Ground Improvement Works (Site clearance and excavations)	N/A	Short-term moderate major adverse effect at a local site-specific level	Control measures in accordance with an approved Remediation and Enabling Works Strategy. All works completed by the developer/ contractors to be in line with the CEMP.	Remediation and Enabling Works Strategy and CEMP to be secured by condition.	Negligible	No Change
Fuel Storage	N/A	short-term major adverse effect at a local level	Control measures in accordance with an approved Remediation and Enabling Works Strategy. All works completed by the developer/ contractors are to be in line with the CEMP.	Remediation and Enabling Works Strategy and CEMP to be secured by condition.	Negligible	No Change
Stockpiling of soils	N/A	Short-term moderate adverse effect at a local site-specific level	Control measures in line with the Remediation Strategy and Surface Water Management Plan. All works completed by the developer/ contractors are to be in line with the CEMP.	Remediation and Enabling Works Strategy, Surface Water Management Plan and CEMP to be secured by condition.	Negligible	No Change

Deep excavations and earthworks	N/A	Short-term moderate adverse effect at a local site-specific level	Control measures in accordance with an approved Remediation and Enabling Works Strategy. All works completed by the developer/ contractors are to be in line with the CEMP.	Remediation and Enabling Works Strategy and CEMP to be secured by condition.	Negligible	No Change
Export of materials from the site	N/A	Short-term minor adverse effect at a local level. Long-term major beneficial effect at a local level.	Control measures in accordance with an approved Remediation and Enabling Works Strategy. All works completed by the developer/ contractors are to be in line with the CEMP.	Remediation and Enabling Works Strategy and CEMP to be secured by condition.	Negligible	No Change
Import of materials to the site	N/A	Short-term minor adverse effect at a local level. Long-term major beneficial effect at a local level.	Full CEMP for all works on-site. Proper transport, placement, and dust suppression to reduce risks. Compliance with waste legislation, CL:AIRE DoWCoP MMP, and CEMP. Clean material to be tested before use. Control measures in accordance with an approved Remediation and Enabling Works Strategy.	Remediation and Enabling Works Strategy and CEMP to be secured by condition.	Negligible	No Change
Installation of foundations	N/A	Short-term moderate adverse effect at a local site-specific level	All works completed by the developer/ contractors to be in line with the CEMP.	Remediation and Enabling Works Strategy and CEMP to be secured by condition.	Negligible	No Change

			Control measures in accordance with an approved Remediation and Enabling Works Strategy.			
Completed and Operational						
Exposure to sub-surface contamination	N/A	Long-term major adverse effect at a local level.	Completion of post-remediation ground gas monitoring. Installation of gas/vapour mitigation measures as per the Remediation Strategy during the construction phase.	Planning conditions and post-construction validation and compliance checks to be approved by warranty providers.	Long-term moderate beneficial effect at a local level.	No Change
Ingress of ground gas/vapours.	N/A	Long-term major adverse effect at a local level.	Installation of a clean cover system within all landscaping areas. Hardstanding to prevent direct contact with contaminated soils. Buildings will be designed according to BS8486 which will prevent ingress of ground gas. Cover systems to be designed in line with industry best practices. Mitigation measures are to be validated in line with warranty providers (NHBC/LABC) requirements.		Long-term moderate beneficial effect at a local level.	No Change

Enabling and Construction Phase

- 10.15 There have been no updates to the likely significant effects during the enabling and construction phase since the February 2025 ES.

The Completed and Operational Development

- 10.16 There have been no updates to the likely significant effects for the completed and operational development since the February 2025 ES.
- 10.17 A typographical error was identified in Chapter 10, Ground Conditions, Table 10.8 'Residual Effects Summary' of the February 2025 ES. The table quotes 'Major Beneficial' residual effects once the Proposed Development is completed and operational in relation to exposure to sub-surface contamination and ingress of ground gas. The anticipated beneficial effects are due to the implementation of mitigation measures such as the remediation strategy and building design. For clarity, this typographical error has been amended in Table 10.3 of this ES Addendum and in line with the methodology set out in Chapter 10, these effects are now 'Moderate Beneficial' (highlighted bold in Table 10.3). This change has not impacted the significance of effects or conclusions set out within the February 2025 ES.

Summary

- 10.18 There are no changes to the assessment of effects, therefore the findings of the February 2025 ES remain valid.

11 SUMMARY

11.1 Since the submission of the February 2025 ES, the Applicant and the design team has continued to undertake extensive consultation with MCC, TMBC and various other consultees. As a result of comments received through this consultation process, further work has been undertaken.

11.2 The following aspects of the Proposed Development remain the same:

- The description of development.
- The extent of the application boundary.
- The built development extent during the construction and operational phase.
- The land uses of the proposed development.

Assessment Summary

11.3 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.

Conclusion

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

12 GLOSSARY

Above Ordnance Datum (AOD)	The distance above the mean tides at Newlyn, Cornwall.
ASHPs	Air source heat pumps
Baseline	Existing environmental conditions present on, or near a site, against which future changes may be measured or predicted.
Baseline Conditions	The conditions that would pertain in the absence of the proposed project at the time that the project would be constructed/operated/decommissioned. The definition of these baseline conditions should be informed by changes arising from other causes (e.g. other consented developments).
BAU	Business as usual
BGS	British Geological Society
BS	British Standard
CFCs	Chlorofluorocarbons
CIBSE	Chartered Institution of Building Services Engineers
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way Act
Construction Environmental Management Plan (CEMP)	A documented management system with environmental procedures to monitor residual impacts of the construction and operational phases of the development.
CTMP	Construction Traffic Management Plan
COSHH	Control of Substances Hazardous to Health
CDAs	Critical Drainage Areas
Cumulative effects	Effects that result from incremental changes caused by other past, present or reasonably foreseeable actions.
Directive	European Commission (EC) Directives impose legal obligations on European Member States. They are binding as to the results to be achieved, but allow individual states the right to decide the form and methods used to achieve the results. An example of this is the EC Air Quality Framework Directive 96/62 that is brought into legal effect in the UK by the Air Quality (England) Regulations (2000).
DfT	Department for Transport
DMRB	Design Manual for Roads and Bridges
EA	Environment Agency
EclA	Ecological Impact Assessment
EU	European Union
Environmental Impact Assessment (EIA)	A technique for ensuring that the likely effects of new development on the environment are fully understood and taken into account before the development is allowed to go ahead. It provides a focus for public scrutiny of the project and enables the importance of the predicted effects, and the scope for modifying or mitigating them, to be properly evaluated by the decision-making authority.
Environmental impact	The total effect of any operation on the surrounding environment.
Environmental Statement (ES)	The outcome of the Environmental Assessment presented in a formal document or documents in accordance with EC Directive 85/337. Includes such information that is reasonably required to assess the environmental effects of a development.
EPD	Environmental Product Declaration

EUI	Energy Use Intensity
EV	Electric Vehicle
FFE	Furniture, Fixtures & Equipment
FRA	Flood Risk Assessment
GHG	Greenhouse Gas
GIA	Gross Internal Area
GMAL	Greater Manchester Accessibility Level
GWP	Global-warming potential
HGV	Heavy Goods Vehicle
HER	Historic Environment Record
HGVs	Heavy Goods Vehicles
IAQM	Institute of Air Quality Management
IEMA	Institute of Environmental Management and Assessment
IHG	Internal Heat Gains
Infaunal	Aquatic animals that live in the substrate at the bottom of a body of water.
Invertebrate	Animals which lack a vertebral column / backbone.
Impact significance	Opinions from a relevant planning authority at an initial stage as to what are the nature and potential scale of the environmental impacts arising from the proposed development and assessing what further studies are required to establish their significance.
IPCC	Intergovernmental Panel on Climate Change
LAeq dB	The LAeq noise level is defined as the equivalent steady-state sound level over a specified measurement period with the same energy as the actual fluctuating noise over the same time period. This noise index is widely accepted as a descriptor of 'ambient' or average noise level.
Landscape	The visual appearance of non-urban areas.
LETI	Low Energy Transformation Initiative
LGV	Light Goods Vehicle
LPA	Local Planning Authority
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
MAGIC	Multi-Agency Geographic Information for the Countryside
Mitigating factor	A matter to be taken into account as a benefit to offset any perceived or demonstrable harmful impact.
MVHR	Mechanical ventilation with heat recovery
NBN	National Biodiversity Network
NE	Natural England
NERC	Natural Environment and Rural Communities
NRMM	Non-Road Mobile Machinery
NPPF	National Planning Policy Framework
NO₂	Nitrogen Dioxide
Non-Technical Summary (NTS)	A summary of the Environmental Statement in non-technical language providing a concise, yet comprehensive summary of the likely effects of the project on the environment.
OS	Ordnance Survey
PAHs	Polycyclic Aromatic Hydrocarbons
PHPP	Passivhaus Planning Package

PM_{2.5} / PM₁₀	Particulate Matter
PBDE	Polybrominated Diphenyl Ethers
PPG	Planning Policy Guidance
PV	Photovoltaic
Ramsar	Wetlands of international importance designated under the Ramsar Convention.
RIBA	Royal Institute of British Architects
RCP	Representative Concentration Pathway
RICS	Royal Institution of Chartered Surveyors
(Sensitive) Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that is affected by an impact.
Residual impacts	Those impacts of the development that cannot be mitigated following implementation of mitigation proposals.
Residual sound	The ambient noise remaining at a given position in a given situation when the specific noise is suppressed to such a degree such that it does not contribute to the ambient noise.
RSP	Reference study period
SAC	Special Areas of Conservation
Schedule 2 development	Development project types under EIA regulations where EIA is not mandatory in all cases but may be required, depending on the size, nature and scale of the development and the potential for significant environmental effects to arise.
Scoping	An initial stage in determining the nature and potential scale of environmental impacts arising as a result of a development, and an assessment of what further studies are required to establish their significance.
Scoping opinion	A written statement of the opinion of the relevant planning authority as to the information to be provided in the Environmental Statement.
Scoping report	Report submitted prior to an EIA setting out the methods and scope proposed to assess the environmental impacts of a development.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic
Special Area of Conservation (SAC)	A designated area protecting habitats and species identified in Annexes I and II of the Habitats Directive
Special Protection Area (SPA)	A designated area protecting one or more rare, threatened or vulnerable bird species listed in Annex I of the Birds Directive.
Specific noise	The noise source under investigation.
Site of Special Scientific Interest (SSSI)	An area of land which is of special interest for its flora, fauna, geological, geomorphological or physiographical features.
SPZ	Special Protection Zone
SSP	Shared Socioeconomic Pathway
Subtidal	The area where the seabed is below the low tide water mark.

Sustainable Development	Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.
SuDS	Sustainable Drainage System
SFRA	Strategic Flood Risk Assessment
TfGM	Transport for Greater Manchester
Threshold	A level of effect above which an assessment will be taken of whether any changes to procedures need to be made.
Threshold value	The minimum value that will produce a response or specified effect.
TPHs	Total Petroleum Hydrocarbons
TS	Transport Statement
UK	United Kingdom
UKCIP	UK Climate Impacts Programme
UKCP	United Kingdom Climate Projections
UKCP18	UK Climate Projections published in 2018
UKNZCBS	UK Net Zero Carbon Building Standard
UNESCO	United Nations Educational, Scientific, and Cultural Organisation
Visual Receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
WCA	Wildlife and Countryside Act
WLC	Whole Life Carbon
24 hour mean concentration	The average (mean) of the hourly pollutant concentrations measured or predicted for 24 consecutive hours in one day
1 hour mean	The average of the concentrations measured for twenty four hours.
µg/m3	Microgrammes per cubic metre - one microgramme is one millionth of a gram.