

1 INTRODUCTION

- 1.1 This Environmental Impact Assessment (EIA) Environmental Statement (ES) has been prepared on behalf of The Prestwich Regeneration LLP (hereafter referred to as the 'Applicant'). The application is submitted as a hybrid (being an application for full permission in part, and for outline permission in part) and is seeking to deliver the comprehensive redevelopment of Prestwich Village centre ("the site").
- 1.2 The hybrid planning application includes two parts for the full and outline aspects:
- The **full component**, proposing the demolition of existing buildings, and the erection of a mixed-use development comprising community, retail and commercial floorspace alongside a Travel Hub and landscaping and public realm and other associated infrastructure.
 - The **outline component**, proposing the erection of a mixed-use development comprising residential, retail and commercial uses, landscaping and public realm and other associated infrastructure.
- 1.3 The site is approximately 2.48 hectares (ha) and is situated within the administrative area of Bury Council and situated within Prestwich Village centre. The site location is shown on the aerial image below (**Image 1.1**) and the site's location is shown on **Figure 1.1**.

Image 1.1: Aerial View of the Site



EIA Regulations and Procedures

- 1.4 An ES is a document that sets out the findings of an Environmental Impact Assessment ("EIA"). An EIA is a process for identifying the "*likely significance of environmental effects*" (beneficial or adverse) arising from a development project, by comparing the existing environmental conditions prior to development (i.e the baseline environment) with the environmental conditions during/following the construction, operational and, where relevant, the decommissioning phases of a development should it proceed. It also considers the impacts of the development in cumulation with other development. The EIA is carried out prior to the submission of a planning application so that the findings can be taken into consideration when the application is determined, so that mitigation measures can be identified.
- 1.5 The procedural statutory requirements for carrying out an EIA, the content of the ES and the procedures for determining planning applications for 'EIA Development' are set out within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018) ¹ (the 'EIA Regulations').
- 1.6 Where an application is made for planning permission for EIA Development, the local planning authority ('LPA') is not permitted under the EIA Regulations to grant planning permission unless it has first taken the relevant environmental information into consideration as reported within an ES.

Scoping

- 1.7 In order to determine the scope of an EIA, the EIA Regulations make provision for, but do not require, an applicant to request that the LPA provide a written opinion as to the information to be provided within the ES. This ES addresses those environmental issues which are considered pertinent and that could potentially result in "likely significant effects" as stated in the EIA Regulations. Details of the scoping exercise carried out with regards to the Proposed Development are set out in **Chapter 2: Assessment Scope and Methodology**.

¹ The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (amended 2018)

Structure of Environmental Statement

- 1.8 This ES comprises studies on each of the aspects of the environment identified as likely to be significantly affected by the Proposed Development (the ‘technical chapters’), which are supported with figures and technical appendices where appropriate.
- 1.9 This ES is structured as follows:
- **Environmental Statement Volume 1: Chapters and Figures** - Comprises the main volume of the ES, including chapters and associated figures that describe the EIA context, the site, the Proposed Development and consideration of Alternatives. This is followed by the ‘technical chapters’ for each environmental discipline ‘scoped-in’ to the ES along with consideration of cumulative effects. The volume concludes with a summary on likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects identified.
 - **Environmental Statement Volume 2: Technical Appendices** - Comprises the associated technical appendices which support each environmental topic within Volume 1.
 - **Environmental Statement: Non-Technical Summary (NTS)** – this provides a concise summary of the ES identifying the likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects.
- 1.10 The content of the main ES report comprises:
- **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 Townscape and Visual**
 - **Chapter 7 Transport**
 - **Chapter 8 Air Quality**
 - **Chapter 9 Noise and Vibration**

- **Chapter 10 Socio-economics**
- **Chapter 11 Climate Change**
- **Chapter 12 Residual Effects and Mitigation Summary**
- **Chapter 13 Glossary**

The EIA Consultant Team

- 1.11 The consultants who have contributed to the preparation of this ES are referenced in the competency statement, along with information demonstrating their “*expertise to ensure the completeness and quality of the ES*” in accordance with the EIA Regulations, see **Appendix 1.1**.

Environmental Statement Availability and Comments

Availability

- 1.12 This ES and planning application documents will be made available online via Bury’s website once the application has been validated. Please contact the planning department at Bury Council (contact details below) for details on where and when hard copies of the ES may be available for inspection. All efforts will be made to make the document publicly accessible at the following address:

Bury Council, Knowsley Place, Knowsley Street, Bury, BL9 0SW

Website: <https://www.bury.gov.uk/planning-building-control/planning-permission>

Telephone: 0161 253 5000

- 1.13 Alternatively, the ES may be purchased direct from Asteer Planning, the costs for which are set out below:

- Volume 1: Main Text - £100
- Volume 2: Technical Appendix - £150
- Non-Technical Summary (NTS) - Free of charge
- Digital copies of the above documents on a USB - £10

- 1.14 For copies of any of the above please contact Asteer Planning LLP at:

Asteer Planning LLP

14 Cateaton Street

Manchester

Greater Manchester

M3 1SQ

Comments

- 1.15 Comments on the planning application should be sent to the Bury Council Planning Department, located at the Council Offices, at the address / details given above. Please do not send comments to Asteer Planning, the Applicant or the consultants who have contributed to this ES as these may not be taken into consideration.