

Reference: 70449

Claire Booth
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By Email Only

Date: 10th May 2024

ES Statement of Conformity in Relation to Hybrid Planning Application (Reference 70449) - Proposed Mixed-Use Development at Prestwich Village, Bury, Greater Manchester.

Dear Claire,

Asteer Planning, acting on behalf of The Prestwich Regeneration LLP (the "Applicant") submitted a hybrid planning application to Bury Council in January 2024 for a mixed-use development in Prestwich Village, Greater Manchester. The application was validated on the 6th of February 2024 and at the time of writing is currently awaiting determination.

The planning application was accompanied by an Environmental Statement (ES) (the January 2024 ES) which was prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (2017 No. 571) (the EIA Regulations). The technical disciplines included in the ES were;

- Socio-economics.
- Townscape and Visual Impact Assessment (TVIA).
- Transport.
- Noise and Vibration.
- Air Quality; and
- Climate Change.

The January 2024 ES provided a description of the surrounding environment and an assessment of the likely significant effects of the development on the environment. Following this process, no significant residual effects were identified.

Since submission of the application, there have been minor design changes in relation to the internal layout of Plot C and the parking provision and elevations in Plot G. As a result, an EIA Statement of Conformity has been prepared and submitted alongside this letter, which has reviewed the proposed design changes against the findings of the January 2024 ES to consider the potential for any new or altered significant effects to arise as a result of the proposals.

In summary, the Statement of Conformity demonstrates that the proposed design changes do not give rise to any additional significant effects, nor alter the conclusions reached within the January 2024 ES. The appraisal considered the design changes in the context of the 2017 EIA Regulations and requirements of Schedule 4. This confirms that no further assessments are required.

Regulation 25 of the EIA Regulations states:

“in relation to which the applicant or appellant has submitted an environmental statement, and are of the opinion that, in order to satisfy the requirements of regulation 18(2) and (3), it is necessary for the statement to be supplemented with additional information which is directly relevant to reaching a reasoned conclusion on the likely significant effects of the development described in the application in order to be an environmental statement, the relevant planning authority, Secretary of State or inspector as the case may be must notify the applicant or appellant in writing accordingly, and the applicant or appellant must provide that additional information”.

No ‘additional information’ which is ‘directly relevant to reaching a reasoned conclusion on the likely significant effects of the development described in the application in order to be an environmental statement’, is required to be submitted. The January 2024 ES remains valid and up to date and provides a thorough assessment in order for the Local Authority to reach a reasoned conclusion on likely significant environmental effects of the Proposed Development.

Given the above, it can therefore be concluded that the proposed minor design changes do not alter the conclusions reached within the January 2024 ES. No additional information is therefore considered necessary in respect of the ES, which remains valid. Therefore, the proposed minor design changes do not trigger the requirements of Regulation 25 of the EIA Regulations.

We trust the above and enclosed information is clear. If, however, you have any queries please do not hesitate to contact Asteer Planning.

With kind regards,

Liz McFadyean

Associate Partner

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For and on behalf of Asteer Planning LLP

Enc. EIA Statement of Conformity

- Appendix 1 Updated Plans Schedule
- Appendix 2 Highways and Car Parking Update Note
- Appendix 3 TVIA Photomontages