

Our Ref: 70129
Your Ref:
Date: 28 November 2023
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Dear Sir/Madam

Proposal: Environmental Impact Assessment (EIA) Scoping Opinion
Request and the EIA Scoping Report for the proposed
Prestwich Village Centre Regeneration
Location: Prestwich Village Centre, (Longfield Centre site), Prestwich,
Manchester, M25 1AY

I am writing with regard to your submitted scoping report dated September 2023 for the above project.

Introduction

The submission of the scoping report is made under The Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

It is agreed that the scheme would fall under Schedule 2, Class 10 Infrastructure Projects of the above-mentioned Order. It is agreed that the development would exceed the thresholds set out in the Regulations of 150 dwellings. However, the indicative thresholds, which are within Planning Practice Guidance (PPG) are a later addition to the regulations. The figures in column 3 of the PPG are *indicative only* and are intended to help determine whether significant effects are likely. However, when considering the thresholds, it is important to also consider the location of the proposed development.

In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. It follows, therefore, that the thresholds below should only be used in conjunction with the general guidance on determining whether Environmental Impact Assessment is required and, in particular, the guidance on environmentally sensitive areas.

Given that your development does exceed the schedule 2 criteria, the development would fall below the indicative thresholds quite markedly. As such it is considered that the site is not in such a sensitive location and thus the impacts are not likely to be significant. However, there are sensitivities that the development would likely give rise to, hence it is agreed that many issues should be scoped out.

This scoping is based upon your description of development in Section 3 comprising a hybrid application. The outline part of the proposals includes 200 residential homes within buildings ranging from 5 to 7 storeys. The full permissions element to include a community hub, library,

market hall, village square, smaller retail units, a retail and leisure hub building, gym space, travel hub, parking provision and public realm. Building heights to be circa max 4 storeys in height. This element also includes the demolition of the Longfield Centre (part of the enabling works scope).

Regulations

You have formally submitted a scoping report pursuant to Regulation 15. In consideration of the submitted document, Section 15(2) of 2017 regulations states:

(2) A request under paragraph (1) must include—

(a) in relation to an application for planning permission—

(i) a plan sufficient to identify the land;

(ii) a brief description of the nature and purpose of the development, including its location and technical capacity;

(iii) an explanation of the likely significant effects of the development on the environment; and

(iv) such other information or representations as the person making the request may wish to provide or make;

The Council is satisfied that the requirements of 15(2)(a)(i and ii) have been met.

Scoping

In relation to 15(2)(a)(iii) which you have set out, the Council has consulted on the report and where feedback has been provided to the Council, it is understood that this information has been sent back to you.

In summary you suggest the following issues are scoped in or out. The table below provides the Council's views/comments on your suggestions.

Issue	Scoped In/Out	Agreement Y/N & Comments
Population	In	Y
Human Health	Out	Y – lth the exception of impact upon amenity/enjoyment of existing resident's homes
Biodiversity (flora & Fauna)	Out	Y – There are no ecologically sensitive sites as defined within the regulations; BNG to be incorporated as a stand alone assessment
Land	Unlcear	This could be scoped in, whilst the site is not as extensive as the thresholds,

		the site does have a very tight relationship to existing properties and would be constrained in how contamination may be dealt with. Sand is prevalent in Prestwich which may give rise to pathways. It is noted that the site has been subject to previous assessment in part <u>but</u> not all; the site is within an area of Radon gas and partly potentially affected by Part 2A land in the south west corner.
Soil	Out	Y
Water	Out	Y
Air and Noise	In	Y
Climate	In	Y
Material Assets	Out	Y
Cultural Heritage	Out	Y
Landscape	In	Y
Interrelationship of the above	In	Y

Within 4.5 of your report, the topics that you set out are agreed. The ES methodology is also agreed.

Individually, the following provides more detailed response to various issues from your report:

Planning Policy

Unitary Development Plan 1997 – many of the policies are saved policies. These will still be in operation whilst the application is under consideration. As such the various sections of the UDP will play a part in consideration of the scheme.

The emerging Greater Manchester Places for Everyone Plan requires updating from your scoping request. This main modifications for this Plan have recently been consulted on so, so given its advance stage, is a material consideration in the determination of all applications.

The emerging Prestwich Neighbourhood Plan is unlikely to be in place before or during the submission, if deposited as indicated.

Supplementary Planning Document 6 – provides guidance on aspect distances. Whilst it relates to the provisions of extensions and alterations to residential development, it is used as a yardstick for the consideration of amenity.

Townscape and Visual

Whilst scoped in from the ES, the national Design Guide should also be referenced and used within your design/access and TVIA process.

Sunlight assessment and impacts upon pre-existing residential property should be included and considered. This will include the Radius building.

You should also consider the change from the Metrolink line, which is a key carrier of populous through the town.

The proposed methodology and visual impact areas (both in terms of those places scoped out and in) are otherwise acceptable.

Transport

The Council is aware of and has been part of the consideration of scoping for the scheme in relation to traffic and transport. TfGM are the Council's advisor on these issues and the respective responses have been fed back to you accordingly to ensure all impacted areas, junctions, nodes and demands are considered within the ES. A transport element should form part of the ES.

Note that Active Travel England is a requirement for consultation now for schemes of this scale. You should therefore consider proposals that respond to sustainable movements, distributions, connections and layouts.

There has been no other significant schemes approved within the Prestwich area to add into the calculations on transport demands for the ES.

Clear and well formulated proposals for car sharing schemes and any features within any travel plan should be credible and included.

The methodology otherwise is acceptable.

Air Quality

This is to be scoped in. Feedback has been provided by the Council's Environment section. The proposed scope and methodology is considered to be acceptable.

Noise and Vibration

Errors found within your report:

*9.19 The criteria for the assessment of the magnitude of effect of traffic noise changes arising from construction works have been taken from Table 3.54 of DMRB and are provided in **Error! Reference source not found. 21.***

Sensitive receptors –The Radius (Longfield Centre Area D) is considered within your assessment to be medium. However, as this building set is located immediately adjoining significant areas of redevelopment, which will also subject to long term redevelopment surrounding it. As such, it is considered that the sensitivity rating here should be higher and considered in relation to construction impacts.

Methodologies otherwise are considered acceptable.

Socio-Economic

The after-effects and opportunities that are likely to arise from the scheme as completed will provide effects. These appear not to be mentioned.

Methodologies are otherwise acceptable.

Climate Change

Methodologies are otherwise acceptable. However, it is noted further along you are not proposing to address this.

Scoped out Topics

Biodiversity – it is agreed that this would not be required to be assessed under EIA regulations. It is expected that a BNG report and landscaping considerations will be considered as stand alone reports.

Flood Risk and Drainage – It is agreed that the location and nature of the scheme is such that this issue would not need to form part of the ES but would be separate in relation to a flood risk and drainage strategy.

Waste & Material Assets - – It is agreed that the location and nature of the scheme is such that this issue would not need to form part of the ES.

Obtrusive Lighting – It is agreed that the location and nature of the scheme is such that this issue would not need to form part of the ES.

Built Heritage and Archaeology - It is agreed that the location and nature of the scheme is such that this issue would not need to form part of the ES. It is expected that an archaeological report and associated considerations will be considered as stand alone reports.

Daylight, Sunlight and Overshadowing - It is agreed that the location and nature of the scheme is such that this is quite a specific issue. However, given the close proximity of tall buildings It is considered that it would need to form part of the ES.

Micro-climate - It is agreed that the location and nature of the scheme is such that this issue would not need to form part of the ES. However, the scheme is likely to create/redirect micro climate and should be considered as part of the other submitted reports/document.

Accidents and Disasters – It is agreed that the location and nature of the scheme is such that this issue would not need to form part of the ES. The application will need to be accompanied with a fire statement where the scheme exceeds the parameters set out within Government Regulations.

Human Health - It is agreed that the location and nature of the scheme is such that this issue would not need to form part of the ES.

Yours faithfully

Claire Booth
(Case Officer)