

Northern Gateway (JPA1.1)

Outline Planning Application

Environmental Statement

Volume 3:
Environmental Management Plan



This document provides a summary of all the mitigation committed to within **Volume 1: Technical Chapters 7 – 18**, to manage the environmental effects during the construction and operational stages of the Project for Assessment and to establish a suitable mechanism to link to planning conditions(s) and / or a Section 106 Agreement, thereby delivering and securing mitigation.

This Environmental Management Plan (EMP) has been produced as a separate document. However, this document should be read in conjunction with **Volume 1: Primary Report and Supporting Figures**, **Volume 2: Technical Appendices to the Primary Report** and **Volume 4: Non-Technical Summary**.

As set out within **Volume 1: Chapter 2: Approach to EIA**, the EIA has considered primary, secondary and tertiary mitigation in line with Institute of Environmental Management & Assessment's (IEMA) Impact Assessment Guidelines Implementing the Mitigation Hierarchy from Concept to Construction (2024)¹.

Each of the **Technical Chapters 7 – 18**, in **Volume 1** have considered primary and tertiary mitigation prior to undertaking the assessment of likely significant effects. Following the conclusion of effects based on the Project for Assessment, any further mitigation measures or monitoring arrangements (i.e. secondary mitigation) have been detailed.

The three types of mitigation considered are defined as:

- **Primary** – modifications to the location or design of the Project for Assessment / Proposed Scheme made during the pre-application stage that are an inherent part of the project;
- **Secondary** – actions that will require further activity in order to achieve the anticipated outcome; and
- **Tertiary** – actions that would occur with or without input from the EIA feeding into the design process. These include actions that will be undertaken to meet other existing legislation requirements, or actions that are considered to be standard practices used to manage commonly occurring environmental effects.

All primary, secondary and tertiary mitigation referenced throughout the Environmental Statement (ES) has been collated and are summarised in the EMP (**Table 1**).

Primary mitigation associated with the Proposed Scheme will be secured through the plans submitted for approval, **Volume 1, Figures 5.1 – 5.3** (Parameter Plans); and supporting information and Design Codes, all defined as part of **Chapter 5: Development Specification – Proposed Scheme**.

For the wider Project for Assessment, assumptions have been made on the spatial layout as defined in **Volume 1, Figures 4.1 – 5.3** (Assessment Plans); and supporting information as defined in **Volume 1, Chapter 4: Development Specification – Project for Assessment**.

¹ IEMA (2024). IEMA Impact Assessment Guidelines: Implementing the Mitigation Hierarchy from Concept to Construction.

However, the Assessment Plans and supporting information are only assumptions and the control and implementation of the spatial planning outside of the Application Boundary will be a matter for planning applications made for those relevant areas.

In terms of the Design Codes, these are specific to the Application, however, where relevant it is assumed that similar principles will apply across the wider Project for Assessment, but again a matter for planning applications made for those relevant areas.

The mitigation relied upon to 'scope out' environmental topics as part of the EIA Scoping Report (**Volume 2, Appendix 2.1**) are also included within the EMP (**Table 1**).

With respect to tertiary and secondary mitigation, for the Proposed Scheme, it is assumed these measures will be secured through appropriately worded planning condition(s) and / or a Section 106 Agreement as determined by the Bury Council (BC) and Rochdale Borough Council (RBC) as the determining authority.

It is assumed that the same or similar mitigation will apply to the wider Project for Assessment, although this will be a matter for when planning applications are made for those relevant areas..

Primary Mitigation

Ref.	Primary Mitigation	Relevant to	
		Project for Assessment	Proposed Scheme
	All forms of primary mitigation are based on the description of: - The Project for Assessment (set out in Volume 1, Chapter 4: Development Specification – Project for Assessment and the Assessment plans set out in Volume 1, Figures 4.1 – 4.3); and - The Proposed Scheme set out in Volume 1, Chapter 5: Development Specification – Proposed Scheme and the Parameter Plans as set out in Volume 1, Figures 5.1 – 5.3, which the Proposed Scheme will be delivered in accordance with.		
Layout / general arrangement			
P1	The land use and location of development will be within the development Plots in accordance with Figure 4.1 and 5.1 .	✓	✓
Maximum Heights			
P2	The heights of buildings across the Project for Assessment will vary by location and will respond to both the existing ground levels. Maximum heights for development Plots will be in accordance with Figures 4.2 and 5.2 .	✓	✓
Retention – Built Heritage			
P3	Built heritage features within the Assessment Boundary include two Listed Buildings which will be retained) as shown on Figure 4.3 . These include: Brick Farmhouse Grade II Listed Building and its historic setting offset, and Lower Whittle Farmhouse Grade II Listed Building and its historic setting offset. Buffers have been provided around Brick Farmhouse and Lower Whittle Farmhouse Grade II Listed Buildings as shown on Figure 4.1 as ‘Heritage Setting Offset’.	✓	X

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	All forms of primary mitigation are based on the description of: - The Project for Assessment (set out in Volume 1, Chapter 4: Development Specification – Project for Assessment and the Assessment plans set out in Volume 1, Figures 4.1 – 4.3); and - The Proposed Scheme set out in Volume 1, Chapter 5: Development Specification – Proposed Scheme and the Parameter Plans as set out in Volume 1, Figures 5.1 – 5.3, which the Proposed Scheme will be delivered in accordance with.		
P4	Eight Non Designated Heritage Assets (NDHA) will be retained. These include: Saxon's Farm; Doctor Fold Farm; Bridge at Whittle Brook; Birch Hotel; Gardeners Arms; Whittle Farm; Egypt Farm; Coal Pits Farm; Stock Nook^b; and New Gap Farm. Buffers have been provided around the following NDHAs: Egypt Farm, Coal Pits Farm and Stock Nook as 'Heritage Setting Offset' as shown on Figure 4.1 as 'Heritage Setting Offset'.	✓	X
Operational Access Strategy			
P5	For all Assessment Plots and Application Plots (with the exception of Assessment Plot FF), access corridors will be delivered through the Proposed Scheme from two access points (a primary access at Moss Hall Road, and an initial primary access from Whittle Lane), providing connectivity across the Application Boundary. Access will be suitable for all vehicular traffic apart for HGV restrictions on Whittle Lane.	✓	✓
P6	For the Assessment Plots (with the exception of Assessment Plot FF), two potential primary access points (from the M62 Connection and a potential flexible access option from Hareshill Road) will provide connectivity across the Assessment Boundary. For the residential Plot, Assessment Plot FF, a primary access point suitable for all vehicle access will be provided utilising the existing Castle Road.	✓	X

^b Some buildings will be retained with other proposed for demolition.

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P7	Pedestrian and cycle only access points from the west will use an existing Public Right of Way (PROW) from Castle Road and Hills Lane. Four pedestrian and cycle accesses from the south of the Assessment Boundary will also be provided from existing access lanes / PROW from the south of the M62. A further three pedestrian and cycle only access points are also provided from the north and east ^c .	✓	✓
P8	Pedestrian and cycleway access will be made available throughout the Project for Assessment / Proposed Scheme from these access points in the alignment of access corridors, via a combination of segregated routes, routes divorced from roads and shared routes.	✓	✓
P9	Pedestrian and cycle provision will also be incorporated into the design of the Western Access works, i.e. Pilsworth Road junction improvement works along its length from Moss Hall Road, along Pilsworth Road to the west of the M66.	✓	X
P10	A network of footpaths/cycleways within the Assessment Boundary will be delivered with reference to the Greater Manchester's Streets for All Design Guide (2023).	✓	✓
P11	Approximately four active travel hubs are to be incorporated along primary and secondary access routes across the Project for Assessment, with two active travel hubs are to be incorporated along primary and secondary access routes across the Proposed Scheme.	✓	✓

^c Those connection points are illustrated in the emerging TfGM strategy for Active Travel, which additionally shows onward connections to Bury, Heywood, Rochdale and Middleton but do not form part of the Project for Assessment.

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P12	Existing PROWS are to be extinguished and provision of a network of replacement PROWS to be provided to a higher standard than is currently provided across the Assessment / Application Boundary, ensuring accessibility for all users.	✓	✓
Landscape and Biodiversity Strategy			
P13	The alignments of Hollins Brook, Whittle Brook, Castle Brook, Brightly Brook / Pilsworth Clough and parts of the un-named watercourse (on the eastern border of Assessment Plot E) will be retained in their existing alignments within the Assessment / Application Boundary. Their retention is accommodated within the Wetland Habitat Corridors as shown on Figures 4.1 and 5.1. The Wetland Habitat Corridor will be subject to limited development, reflecting the necessary flood risk mitigation. However, some works will be required within this Zone, albeit limited to structural interventions to enable access across brooks (bridges). This allows the retention of the majority of the ecological habitats within this Zone.	✓	✓
P14	A Landscape Mitigation Area, as shown on Figures 4.1 and 5.1 will follow the retained alignments of brooks and will be a landscape and biodiversity feature. The Landscape Mitigation Area will not be subject to any buildings. However, changes in ground levels, parts of the overall drainage strategy, active travel, highways and new landscaping may be required in this area.	✓	✓
P15	Peripheral Landscape Buffer – a c.10-20m buffer will be provided around parts of the Assessment / Application Boundary perimeter, principally forming a buffer to the M66 (minimum 50m stand-off	✓	✓

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	between the M66 and Assessment Plot FF to provide a buffer to proposed residential premises ^d) and a buffer to the M62 to the east of Infrastructure Area BBB. Existing trees and vegetation will remain in-situ within the areas outside of excavation extents as shown on Figures 4.3 and 5.3 .		
P16	Landscape Mitigation Area (North West) – as shown on Figures 4.1 and 5.1 to the north west of the Assessment / Application Boundary, east and west of Hollins Brook. Existing trees and vegetation will remain in-situ within the areas outside of excavation extents as shown on Figures 4.3 and 5.3 .	✓	✓
P17	Landscape buffers will be provided around retained buildings as shown on Figures 4.1 and 5.1 .	✓	✓
P18	New public realm will be implemented with a strong consideration of principles related to inclusive design, taking account of Planning Practice Guidance (PPG) ensuring development accessible for all.	✓	✓
P19	Mandatory design code measures: - CODE M4-1 (a) Developments visible from within the setting of Alkrington Hall must include variable rooflines where possible to ensure they limit their visual impact and better integrate into the existing horizon. - CODE M4-1 (b) Building elevations must be designed to include materials which either reduce their visual impact on their surroundings, or are sensitive to, reflect or accord with the local vernacular to lessen their visual impact when viewed within the surrounding context.	✓	✓

^d This is an assumption and will be a matter for when planning applications are made for those relevant areas..

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	• CODE M4-2 (Development adjacent to Lower Whittle Farm and Coal Pits Farm) (a) The Landscape Buffers located along the setting of these properties must contain trees/vegetation including native deciduous and evergreen planting of a density and height to provide meaningful screening effect. Earthwork bunds will also be permissible where suitable. • CODE O1-1(a) (a) Primary Open Spaces must include a combination of recreational and ecological areas, ensuring a multifunctional space for people and nature; • CODE O1-3(c) (c) These spaces (tertiary open spaces) must include features to mitigate visual impacts from key receptors in line with the overarching LVIA mitigation measures; • CODE O2-2(a) All planting, including trees and ground level features must prioritise the use of native and climate-resilient species to enhance biodiversity and reduce future maintenance requirements; • CODE O2-3(a) Tree and woodland planting must create continual green infrastructure connections with the surrounding, existing environment to create corridors that connect habitats across the site, ensuring continuity for wildlife movement; • CODE O3-2(b) Blue infrastructure must create or enhance habitats for aquatic and semi-aquatic species, supporting biodiversity net gain requirements; • CODE O5-1(a) Existing PROWs must be maintained or diverted where necessary; • CODE P2-5 (a) To reduce the visual impact of large parking areas, larger car parks must include suitable levels of soft landscaping including trees, hedgerow and shrub planting;		

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	- CODE P2-5 (b) The perimeter of car parking areas must feature low-level planting, with intermittent tree planting, to screen vehicles while maintaining clear sightlines above for access, egress, effective surveillance and safety; - CODE S9-1 (a) Sufficient space must be provided within the designed layout of primary and secondary streets to deliver tree lined streets in accordance with National Planning Policy Framework paragraph 136; - CODE S9-1 (b) Species suitability, growth potential and maintenance requirements must be considered in the specification and placement of street trees.		
Fluvial Flood Risk Management			
P20	Development will be limited to within areas of low or very low flood risk within Flood Zone 1. Flood alleviation measures will be provided to reduce flood risk associated with Whittle/Castle/Hollins/Brightly Brooks (where the immediate surrounding land of Whittle Brook, Hollins Brook and Brightly Brook is within Flood Zone 3) to be incorporated where appropriate and will ensure there is no increased risk from flooding downstream.	✓	✓
Surface Water Flood Risk Management			
P21	The design of the surface water drainage system will be undertaken to suit the site phasing strategy, as such, as the design develops there may be a requirement to utilise temporary drainage features / outfalls to facilitate the required phasing arrangements.	✓	✓

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P22	Surface water is proposed to discharge at a rate equivalent to the existing greenfield runoff, with an ultimate outfall into the designated main rivers or tributaries within the Application / Assessment Boundary: Whittle Brook and Brightly Brook. There will be multiple points of outfall for the surface water system throughout the Application Boundary. The surface water strategy has, where possible, attempted to maintain the existing catchment regimes. Where necessary, changes to watersheds will be mitigated through Sustainable Drainage Design and water management, constructed in accordance with appropriate guidance (UU S104 SuDS guidance, CIRIA SuDS Manual, local LLFA guidance).	✓	✓
Foul Water Drainage Strategy			
P23	The design of the foul water drainage system will be undertaken to suit the site phasing strategy, as such, as the design develops there may be a requirement to utilise temporary drainage features / outfalls to facilitate the required phasing arrangements	✓	✓
P24	Outfalls for foul water have been identified with United Utilities (UU). Foul water is proposed to drain to either the Bury Wastewater treatment works (indirectly via an identified large diameter combined sewer) or to existing public sewers in Hareshill Road.	✓	✓

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P25	Primary pumping stations will be required to achieve the connection points. Further pumping stations will be required throughout the development to accommodate the phasing strategy and to limit the maximum depth of the foul sewer system to an acceptable design standard for UU.	✓	✓
P26	The foul water system will be designed to adoptable standards to allow maintenance responsibilities to transfer to UU or other approved authority at an appropriate point in the development build out.	✓	✓
Potable Water			
P27	Potable water infrastructure upgrades will be undertaken along Pilsworth Road to the UU water main (Infrastructure Area AAAA as shown on Figure 4.1).	✓	✓
Energy and Sustainability Strategy			
P28	The Project for Assessment will meet the requirements of the forthcoming Building Regulations 2025, including the Future Homes Standard (FHS) and Future Buildings Standard (FBS) (whereby residential and non-residential development will achieve at least a 75% carbon reduction beyond Part L 2013) and the Future Buildings Standard.	✓	✓
P29	The Project for Assessment / Proposed Scheme will be all-electric, (although there may be certain processes that require gas or oil). The source of electricity will likely be from a mix of sources, predominantly provided by on-site solar energy utilising the expansive roof areas of B2/B8 development taking account of the type, location and orientation of buildings and angle of solar	✓	✓

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	photovoltaic panels . There is potential to generate renewable energy through roof mounted wind power and micro-hydrogen.		
P30	Provision of Electric Vehicle Charging Infrastructure in line with Part S of the Building Regulations.	✓	✓
P31	Implementation of the Government’s Net Zero Emissions vehicle strategies ^e	✓	✓
P32	To ensure glint and glare is minimised, the implementation of photovoltaic panels will consider the type, location and orientation of buildings, and the angle at which solar photovoltaic panels are positioned on the roofs of proposed buildings.	✓	✓
Façade / Building Design			
P33	Façade materials will be considered during detailed design with regard to solar glare. It is assumed that façade materials such as large areas of glazing are unlikely to be used for the B2/B8 buildings.	✓	✓
P34	All buildings will be constructed in line with current building regulations ^f .	✓	✓
P35	Building elevations must be designed to include materials which either reduce their visual impact on their surroundings, or are sensitive to, reflect or accord with the local vernacular to lessen their visual impact when viewed within the surrounding context.	✓	✓

^e Department for Transport (2023), Infrastructure for zero emissions heavy goods vehicles and coaches and DfT (2024), Pathway for zero emission vehicle transition

^f <https://www.gov.uk/housing-local-and-community/building-regulation>

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Climate Resilience

P36	Foundation design and potential for ground movement to include consideration to climate change (future changes to temperature and precipitation).	✓	✓
P37	All green and blue infrastructure and compensatory habitat will mitigate the anticipated impacts of climate change in accordance with the England Biodiversity Strategy and Natural England Climate Change Adaptation Manual. This will include a wide diversity of species tolerant to a range of conditions.	✓	✓
P38	Embodied carbon will be assessed as part of each Plot/s with buildings including a Lifecycle Carbon Assessment to assess the upfront embodied carbon (Stages A1-A5) to demonstrate how upfront embodied carbon will be reduced in line with the following LETI 2020 Climate Emergency Design Guide targets : <600kgCO ₂ /m ² for non-residential development and <500kgCO ₂ /m ² for residential development.	✓	✓
P39	Where data centres come forward, they will be required, where feasible, to meet the water efficiency target set out by the Carbon Neutral Data Pact which requires new data centres at full capacity in cool climates to be designed to meet a maximum WUE of 0.4 L/kWh in areas with water stress.	✓	✓
P40	The proposed buildings will achieve the equivalent of 2 Wat01 water efficiency BREEAM credits.	✓	✓

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P41	The proposed buildings will undergo an overheating assessment, in line with the requirements of Part O of the Buildings Regulations^g utilising CIBSE TM52^h (or similar) to assess and reduce the risk of summer overheating, taking into account future climate scenarios. Where measures are provided to reduce the risk of overheating this will be done in accordance with the cooling hierarchy.	✓	✓
P42	Water consumption rates of 110l/p/d for homes.	✓	X
Lighting Strategy			
P43	All external lighting installations will meet Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light 2021 ⁱ .	✓	✓
P44	External lighting, where provided on commercial/industrial and or sensitive ecological receptors will be undertaken in line with measures set out by ILP Guidance Note 9 ^j , ILP Guidance Note GN08 ^k , CIE	✓	✓

^g <https://www.gov.uk/government/publications/overheating-approved-document-o>

^h Chartered Institution of Building Services Engineers (2013) TM52: Comfort Analysis

ⁱ Institute for Lighting Professionals (2021). Guidance Note 01/21 for the Reduction of Obtrusive Light.

^j Institution of Lighting Professionals (2019), Guidance Note 9 Domestic exterior lighting: getting it right. Available at: <https://theilp.org.uk/publication/guidance-note-9-domestic-exterior-lighting-getting-it-right>

^k ILP Guidance Note GN08 (2023): Bats and artificial lighting in the UK; Bats and the Built Environment series

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	150, CIE 126 ^l , CIBSE LG6 ^m , CIBSE LG21, ⁿ , BS EN 12464 Part 2 ^o , NPPSA ^p , Statutory Nuisance from Insects and Artificial Light ^q and Artificial Lighting and Wildlife Interim Guidance.		
P45	Operational lighting for highways will be provided based upon an identified need and risk assessment. Where highways lighting is required, lighting installations will be provided in accordance with BS EN 13201-4 ^r ; and BS 5489 ^s .	✓	✓
Site Security Design Measures			
P46	The design of the Project for Assessment / Proposed Scheme will be informed by ‘Secure by Design’ principles and appropriate design and site management measures (including appropriate lighting and passive surveillance of public spaces) will be implemented to ensure that the potential for crime and anti-social behaviour is minimised.	✓	✓

^l CIE 126: Guidelines for Minimising Sky Glow (1997)

^m Chartered Institute of Building Services Engineers (CIBSE) LG6: The Exterior Environment (2016)

ⁿ Chartered Institute of Building Services Engineers (CIBSE) LG21: Protecting the night-time environment (2021)

^o BS EN 12464 Part 2: Outdoor Lighting (2014)

^p National Protective Security Authority (NPSA), Security Lighting

^q DEFRA (2006) Statutory Nuisance from Insects and Artificial Light, Guidance on Sections 101 to 103 of the Clean Neighbourhoods and Environment Act 2005,

^r BS EN 13201-4: Road Lighting – Methods of Measuring Lighting Performance, 2003

^s BS 5489-1 (2020), Design of road lighting Part 1: Lighting of roads and public amenity areas

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Waste Strategy			
P47	The Project for Assessment will include appropriate facilities for the storage, handling and collection of waste in line with the Waste Management Strategy which will set out the principles, strategy and targets for the management and storage of waste and maximise recycling, in accordance with BC and RBC established policy.	✓	✓

Tertiary Mitigation

Ref.	Tertiary Mitigation	Relevant to	
		Project for Assessment	Proposed Scheme
Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: Development Specification – Project for Assessment, Chapter 5: Development Specification – Proposed Scheme, and Technical Chapters 7 – 18.			
T1	A CEMP will be prepared by the appointed contractor in advance of commencing construction works. The document will provide detailed measures / controls to avoid and manage potential adverse effects upon the environment during the construction stage. Measures will include:	✓	✓
General Measures			
T2	The proposed construction works will be carried out by a competent contractor that will comply with current legislation [†] .	✓	✓
T3	All construction activities will be in accordance with the Considerate Constructors Scheme.	✓	✓
T4	The site security arrangements for the Project for Assessment / Proposed Scheme during the construction stage will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015 ^u and appropriate levels of security (personnel / CCTV) will be provided.	✓	✓
T5	Temporary fencing / hoarding will be erected around relevant perimeters of work areas at the outset of construction and temporary secure access gates will be provided to manage the movement of vehicles, plant, equipment and personnel.	✓	✓
T6	Good practice guidance for water efficiency within the Project for Assessment / Proposed Scheme will be stipulated and monitored.	✓	✓

^t This includes the Health and Safety at Work etc. Act 1974; the Control of Pollution Act 1974; and Construction (Design and Management) Regulations 2015.

^u Secretary of State (2015). Construction (Design and Management) Regulations 2015.

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T7	Climate change adaptation and measures will reduce risks to human health from overheating such as provision of shaded refuges and potable water supplies during construction.	✓	✓
T8	Construction working hours would be 07:30 to 18:00 Mondays to Friday; 07:30 to 13:00 on Saturday. There will be no construction on Sundays, Public and Bank Holidays. This is with the exception of the infrastructure works associated with the M66 and M62, the construction of which is likely to require some works outside of these periods including during the nighttime periods.	✓	✓
T9	The final end-users/building management company will have in place the required emergency producers/practices (i.e. Fire Emergency Evacuation Plan (FEEP)) or apparatus/instruments (i.e. smoke detectors/sprinklers) required by law for commercial occupation. In addition, buildings will be designed with appropriate fire preventative measures (i.e. fire doors, extinguishers etc.) and all external façades and materials will meet the necessary fire resistance standards set out within Building Regulations and by law.	✓	✓
Utilities			
T10	Appropriate utilities disconnection works will be undertaken prior to the commencement of activities in liaison with the relevant operators. Specific method statements will be prepared making workers aware of the location of utilities and their easements.	✓	✓
T11	Any required diversions of utilities during construction will be undertaken by the relevant Distribution Network Operator (DNO) (or a third party contractor appointed by the DNO), who will operate in line with standard good practice working measures, including accordance with the Construction (Design and Management) Regulations and other health and safety regulations. Any such works would include appropriate isolation of utilities as required.	✓	✓

Ref.	Tertiary Mitigation	Project for Assessment	Relevant to Proposed Scheme
	Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: Development Specification – Project for Assessment , Chapter 5: Development Specification – Proposed Scheme , and Technical Chapters 7 – 18 .		

Air Quality

T12	The CEMP will be informed by the Institute of Air Quality Management (IAQM) ' <i>Guidance on the Assessment of Dust from Demolition and Construction V2.2</i> ' as detailed in ES Vol 2: Appendix 10.2 . Prevention measures, include screening stockpiles of materials, deployment of windbreak netting and dampening exposed soils as appropriate and set out requirements for ongoing monitoring. It also sets out requirements for ongoing monitoring and liaison with the local community, BC and RBC.	✓	✓
T13	The CEMP will also include measures to minimise construction road vehicle exhausts and other emissions where feasible.	✓	✓

Biodiversity

T14	Where water features are to be retained they will be afforded protection throughout the construction stage with adherence to best practice measures set out by Pollution Prevention Guidance (PPG) ^{v,w} .	✓	✓
T15	Protective fencing/hoarding will be installed around retained features, in accordance with BS5837:2012.	✓	✓

^v Environment Agency (2014) Pollution Prevention Guidelines: Works in, near or over watercourses, PPG5. Available at: <https://assets.publishing.service.gov.uk/media/5a758f5aed915d6faf2b3eed/pmho1107bnkg-e-e.pdf> [Accessed 26/03/2024].

^w It is acknowledged that PPG5 was withdrawn by the Environment Agency in 2015, however its recommended pollution prevention measures are still considered to deliver best practice construction methods.

Ref.	Tertiary Mitigation	Relevant to	
	Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: Development Specification – Project for Assessment, Chapter 5: Development Specification – Proposed Scheme, and Technical Chapters 7 – 18.	Project for Assessment	Proposed Scheme
T16	Best practice air and dust pollution prevention measures, to safeguard retained and adjacent habitats and statutory and non-statutory designated sites.	✓	✓
T17	Safeguarding retained habitats and protected and notable species through buffering and fencing-off.	✓	✓
T18	Removal of invasive and non-native species.	✓	✓
T19	Clearance of habitat which could contain breeding birds would be timed to avoid the bird breeding season wherever possible (i.e. conducted between September and February). Where this cannot be achieved, habitat clearance would need to be preceded by a check for active nests by a suitably qualified ecologist (SQE). Where an active nest is found, a suitable exclusion zone (commensurate with species concerned, tolerance of disturbance and stage of nesting) would be set up and left undisturbed until dependent young have fledged and the SQE confirms the nests are no longer active.	✓	✓
Lighting			
T20	Lighting will be controlled through a series of best practice measures, in line with lighting industry standards and guidance including BS EN 12464-2:2014 ^x and ILP Guidance Note GN01 ^y ;	✓	✓
T21	The type of equipment employed, including lamp type and optics, will be carefully selected to provide a controlled distribution of light, within the relevant boundary, whilst limiting the luminous intensity to below 7,000 cd, as required for a medium brightness district (Zone E2).	✓	✓

^x British Standards (2014) BS EN 12464-2 – Lighting of Work Places – Part 2: Outdoor Work Places.

^y Institute of Lighting Professionals (ILP) (2021) Guidance Notes for the Reduction of Obtrusive Light (GN01).

Ref.	Tertiary Mitigation	Relevant to	
	Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: Development Specification – Project for Assessment , Chapter 5: Development Specification – Proposed Scheme , and Technical Chapters 7 – 18 .	Project for Assessment	Proposed Scheme
T22	For Environmental Zone E3, maximum allowable illuminance in the vertical plane is 10 lux for pre-curfew (07:00 – 23:00 hours) and 2 lux for post-curfew (23:00 – 07:00 hours) scenarios	✓	✓
T23	In general, site floodlights will be mounted around the perimeter of the Application Boundary or parts of the Assessment / Application Boundary, directed inwards to avoid direct light being projected outside of the boundary. The type of floodlights employed will have Type C asymmetric reflectors (GN01:2021), with a flat glass lens, and be mounted with the glass parallel to the ground (zero-degree tilt). Wide angle, symmetric floodlights mounted at low level, with a high tilt angle will not be used as the majority of the light is at or above the horizontal creating excessive glare and obtrusive light within the environment.	✓	✓
Ground and Earthworks			
T24	All earthworks and foundation design will be in accordance with relevant industry guidance, including but not limited to: CIRIA Report C572: Treated ground engineering properties and performance; British Research Establishment document FB75: Building on Fill – Geotechnical Aspects, BS 6031:2009: Code of Practice for Earthworks and SHW Series 600 Earthworks, 2017.	✓	✓
T25	Measures to prevent the release of any contamination to controlled waters during construction activities will be controlled in line with CIRIA C532: Control of Water Pollution from Construction Sites - Guidance for Consultants and Contractors (2001) and may be informed by a Piling Risk Assessment if significant contamination is encountered.	✓	✓
T26	Completion of ground investigation(s) to confirm all contamination and geotechnical risks. Where required, a Remedial Strategy will be prepared and agreed with BC/RBC. A verification report will then be prepared following the completion of remedial works, to be submitted to the councils.	✓	✓

Ref.	Tertiary Mitigation	Relevant to	
	Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: Development Specification – Project for Assessment, Chapter 5: Development Specification – Proposed Scheme, and Technical Chapters 7 – 18.	Project for Assessment	Proposed Scheme
T27	Ground Investigation(s) targeting the areas of mine workings, recorded and potential unrecorded mine entries will be undertaken under a MRA Permit and in line with CIRIA C758D ¹ , Abandoned Mine Workings Manual guidance, to prove the extent and condition of them.	✓	✓
T28	Structures over mineshafts will be avoided where possible; where this is not possible build over agreements will be sought from the MRA.	✓	✓
T29	Mine workings will be capped, excavated or treated as required to mitigate risk to the development. The mitigation including any grouting specifications will be agreed with the MRA.	✓	✓
T30	The mine stabilisation works will be designed in consultation with the MRA and in a manner so as not to create any environmental impact to controlled waters or the adjacent properties (including addressing any gas risk).	✓	✓
T31	Measures within the CEMP to avoid contamination risks to human health and controlled waters including appropriate strategies / protocols put in place in line with relevant legislation (such as The Control of Asbestos Regulations) and best practice for activities, such as demolition. Further measures include the use of Personal Protective Equipment (PPE) and Respiratory Protective Equipment (RPE), the preparation of method statements and provision of environmental awareness training.	✓	✓
T32	Ground gas emissions will be monitored with suitable risk mitigation measures to be incorporated, in line with the BS8485:2015+A1:2019 and CIRIA's Assessing risks posed by hazardous ground gases to building.	✓	✓
Temporary Surface Water Drainage			

Ref.	Tertiary Mitigation	Project for Assessment	Relevant to Proposed Scheme
	Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: Development Specification – Project for Assessment , Chapter 5: Development Specification – Proposed Scheme , and Technical Chapters 7 – 18 .		
T33	Design and implementation of temporary and permanent surface water drainage strategy to control / manage surface water run-off. Temporary drainage will be subject to good site working practices and adherence to best practice guidance such as CIRIA's Control of water pollution from construction sites ² .	✓	✓
Landscape Mitigation			
T34	The use of visual screenings such as hoardings for more sensitive visual receptors in close proximity to the Assessment / Application Boundary, including users of PRow and occupiers of dwellings that have the greatest potential to be affected by the Proposed Scheme / Project for Assessment.	✓	✓
Traffic Management			
T35	A Construction Traffic Management Plan (CTMP) which outlines measures to facilitate safe and efficient vehicle and pedestrian movement around a construction site.	✓	✓
Noise mitigation			
T36	Construction noise and vibration will adopt Best Practicable Means (BPM), as defined in Section 72 of the Control of Pollution Act 1974.	✓	✓
Climate change mitigation			
T37	Concrete hardstanding will be crushed and reused within the Assessment Boundary, and steel will be recycled.	✓	✓

² CIRIA (2001) Report C532: Control of water pollution from construction sites.

Ref.	Tertiary Mitigation	Relevant to	
		Project for Assessment	Proposed Scheme
	Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: Development Specification – Project for Assessment , Chapter 5: Development Specification – Proposed Scheme , and Technical Chapters 7 – 18 .		
	Diversion of non-hazardous demolition/site clearance waste from landfill by 80% by volume 90% by tonnage.		
T38	The Building Regulations ^{aa} require new developments to consider the impact of ground movement in foundation design. The Project for Assessment will be designed in accordance with current guidance and best practice, and this will include the consideration of changing climate on stability of the ground conditions, influencing foundation design as necessary.	✓	✓
Waste			
T39	Waste will be held on-site for the shortest amount of time that is practical. Control measures will be available including spill kits and bunds for liquid run-off, fencing and tarpaulins for wind-blown debris. Where sand and gravel deposits are encountered and are required to be ‘cut’ the material will be recovered for reuse as appropriate. Sustainable sourcing of materials, specifically sustainable materials with a high recycled content will be considered. Specification of sustainable timber (FCS certified, or similar) will be implemented.	✓	✓

^{aa}https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540328/BR_PDF_AD_L2A_2013_with_2016_amendments.pdf

Secondary Mitigation

Ref.	Secondary Mitigation Full detail is outlined in Technical Chapters 7 – 18 . These are broadly in topic order.	Person Responsible (where applicable)	Secured by / Mechanism to Secure	Relevant to	
				Project for Assessment ^{bb}	Proposed Scheme
S1	Travel Plan	Applicant / future applicants	Planning Condition	✓	✓
S2	TfGM Active Travel and Public Transport Strategy – TfGM Transport Framework Document	Applicant / future applicants	Planning Condition	✓	✓
S3	Realignment of Moss Hall Lane to reduce air quality and noise effects from operational traffic noise	Applicant	Planning Condition	✓	✓
S4	Traffic Management plan for re-routing of HGVs to M66 J3 to reduce traffic noise impacts.	Future applicants	Planning Condition	✓	✗
S5	Noise control measures within CEMP: - Noise control measures with reference to BS 5228:1 guidance - Selection of quietest working equipment available (e.g. electric/battery powered equipment which is generally quieter than petrol/diesel powered equipment) - Positioning equipment behind physical barriers, i.e. existing features, hoarding, etc., or provision of lined and sealed acoustic covers for equipment that could potentially contribute to a noise nuisance. Phasing or	Contractor	CEMP / Planning Condition	✓	✓

^{bb} The secondary mitigation will be managed through the planning conditions for the Proposed Scheme. It is assumed that the same or similar mitigation will apply to the wider Project for Assessment, although this is not the responsibility of the Applicant.

Ref.	Secondary Mitigation Full detail is outlined in Technical Chapters 7 – 18 . These are broadly in topic order.	Person Responsible (where applicable)	Secured by / Mechanism to Secure	Relevant to Project for Assessment ^{bb} Proposed Scheme
	positioning works so that fixed or semi-static plant could be located behind stockpiles • Positioning of noise generating equipment, such as any processing plant including screens, shredders, crushers in areas which minimise noise as far as practicable. • Directing noise emissions away from plant including exhausts or engines away from sensitive locations. • Ensuring that regularly maintained and appropriately silenced equipment is used. • Shutting down equipment when not in use, i.e. maintain a ‘no idling policy’. • Handling all materials in a manner which minimises noise such as minimising drop heights. • Should piling be carried out within close proximity to residential receptors, it should be undertaken by the method causing the minimum noise. • Switch all audible warning systems to the minimum setting required by the Health and Safety Executive and use of broadband reverse warning alarms. • For non-essential highways works, restricting hours of site operation in agreement with the Local Authorities. If there is the requirement to undertake work outside of the agreed hours, further consultation should be undertaken with the Local Authorities.			

Ref.	Secondary Mitigation Full detail is outlined in Technical Chapters 7 – 18 . These are broadly in topic order.	Person Responsible (where applicable)	Secured by / Mechanism to Secure	Relevant to Project for Assessment ^{bb} Proposed Scheme	
	• Liaising with the occupants of adjacent properties affected by noise, informing them of nature of works, proposed hours of work and anticipated duration prior to commencement of activities. Details of neighbour liaison manager who would be responsible for dealing with any complaints should they arise. • Phasing of work to prevent consecutive periods/durations where noise levels exceed the SOAEL. This is particularly relevant to night time workings.				
S6	Potential highways works: Noise control measures with reference to BS 5228:1 guidance and vibration control measures with reference to BS 5228 guidance and LA111	Contractor	Code of Construction Practice (CoCP)	✓	✗
S7	Noise control at source or between source and receptor	Applicant / future Applicants	Planning Condition	✓	✓
S8	Noise control from new highway works within Potential Infrastructure Area BBB	Overseeing Organisation	Assessment embedded within 3 rd party planning application / Planning Condition	✓	✗
S9	Eligibility under the Noise Insulation Regulations	Overseeing Organisation	Assessment embedded within future planning application / Planning Condition	✓	✗

Ref.	Secondary Mitigation Full detail is outlined in Technical Chapters 7 – 18 . These are broadly in topic order.	Person Responsible (where applicable)	Secured by / Mechanism to Secure	Relevant to Project for Assessment ^{bb} Proposed Scheme	
S10	Good acoustic design measures and scheme of sound insulation to building envelope for residential uses (Plot FF)	Future Applicants	Planning Condition	✓	✗
S11	Creation of new native species woodland	Applicant / BC/RBC	Planning Condition and discharge of Biodiversity Gain Plan / Future Applications	✓	✓
S12	Creation of new, native species, species-rich hedgerows	Applicant / BC/RBC	Planning Condition and discharge of Biodiversity Gain Plan / Future Applications	✓	✓
S13	Creation of neutral grassland habitat (either onsite, offsite or a combination)	Applicant / BC/RBC	Planning Condition and discharge of Biodiversity Gain Plan / Future Applications	✓	✓
S14	Creation of ponds	Applicant / BC/RBC	Planning Condition and discharge of Biodiversity Gain Plan / Future Applications	✓	✓

Ref.	Secondary Mitigation Full detail is outlined in Technical Chapters 7 – 18 . These are broadly in topic order.	Person Responsible (where applicable)	Secured by / Mechanism to Secure	Relevant to Project for Assessment ^{bb} Proposed Scheme	
S15	Creation of trees	Applicant / BC/RBC	Planning Condition and discharge of Biodiversity Gain Plan / Future Applications	✓	✓
S16	Creation of wet ditches	BC/RBC	Future Applications	✓	✗
S17	District Level Licensing Scheme for Great Crested Newts.	Natural England, Local Authority/ Owners of compensatory pond / BC/RBC	Licencing/ Planning Condition / Future Applications	✓	✓
S18	Creation of amphibian-specific ponds and creation of suitable amphibian terrestrial habitats within Plot boundaries, to allow for species permeability throughout the Plots.	Applicant of each Plot / BC/RBC	Planning Condition / Future third party Applications	✓	✓
S19	European Protected Species Licence application to Natural England (NE), prior to the commencement of the construction phase (i.e. licences need to be in place prior to demolition) and appropriate surveys for bats.	Natural England / BC/RBC	Natural England / Future Applications	✓	✓
S20	Replacement bat roosts designed into the scheme prior to demolition of buildings with confirmed bat roosts as detailed in Appendix 11.2 .	Applicant / BC/RBC	Planning Condition / Future Applications	✓	✓

Ref.	Secondary Mitigation Full detail is outlined in Technical Chapters 7 – 18 . These are broadly in topic order.	Person Responsible (where applicable)	Secured by / Mechanism to Secure	Relevant to Project for Assessment ^{bb} Proposed Scheme	
S21	Creation of suitable bat foraging and commuting habitats within landscaped boundaries of future plots	Applicant of each Plot / BC/RBC	Planning Condition / Future Applications	✓	✓
S22	Closure of X 2 main badger setts under NE licence	Ecologist	Planning Condition/ Natural England	✗	✓
S23	Closure of X 3 outlier badger setts under NE licence	Ecologist	Planning Condition/ Natural England	✗	✓
S24	Badger bait marking surveys	Ecologist / BC/RBC	Planning Condition / Natural England / Future Applications	✓	✓
S25	Closure of badger main / outlier setts under NE licence	BC/RBC	Future applications	✓	✗
S26	Bird boxes designed and installed into the scheme prior to demolition.	Applicant / BC/RBC	Planning Condition / Future Applications	✓	✓
S27	Creation of suitable bird foraging and commuting habitats within landscaped boundaries of future plots	Applicant of each plot / BC/RBC	Planning Condition / Future Applications	✓	✓
S28	Adoption of a Landscape Ecological Management Plan (LEMP) including on-going management and monitoring.	Applicant / BC/RBC	Planning Condition / Future Applications	✓	✓
S29	Installation of wildlife-friendly kerbs around gulley pots	Developer / BC/RBC	Planning Conditions / Future Applications	✓	✓
S30	Pond and SuDS maintenance is timed to avoid amphibian breeding periods (i.e. February – August inclusive).	Owner / BC/RBC	Planning Conditions / Lemp /	✓	✓

Ref.	Secondary Mitigation Full detail is outlined in Technical Chapters 7 – 18 . These are broadly in topic order.	Person Responsible (where applicable)	Secured by / Mechanism to Secure	Relevant to Project for Assessment ^{bb} Proposed Scheme	
			Future Applications		
S31	Installation of badger road signs and speed restrictions to reduce road traffic incidents.	Applicant / BC/RBC	Planning Conditions / Future Applications	✓	✓
S32	Sensitive lighting strategy to ensure that favourable habitat/new bat roost sites are not subject to lighting levels above 1 lux, as per guidance ^{cc} .	Applicant / BC/RBC	Planning Conditions / Future Applications	✓	✓
S33	Arboricultural Method Statement (AMS) incorporating best practice guidance set out in British Standard 5837: 'Trees in Relation to Design, Demolition and Construction'.	Applicant / BC/RBC	Planning Condition / Future Applications	✓	✓
S34	A Water Framework Directive (WFD) Assessment and implementation of recommended mitigation on a Plot-by-Plot basis at Reserved Matters.	The Applicant and relevant Applicants for forthcoming planning applications outside of the Application Boundary	Planning Condition	✓	✓
S35	Water Demand and Disposal Assessment (including for the data centre)	Applicant / future third party Applicants	Planning Condition	✓	✓
S36	A Soil Resource Management Plan (SRMP)	Construction contractor	Planning condition	✓	✓
S37	Site Waste Management Plan (which will include a pre-demolition waste audit) and Materials Management Plan	Construction contractor	Planning condition	✓	✓

^{cc} Bat Conservation Trust; Artificial Lighting Guidance [online] [accessed 27/11/2024] <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>

Ref.	Secondary Mitigation Full detail is outlined in Technical Chapters 7 – 18 . These are broadly in topic order.	Person Responsible (where applicable)	Secured by / Mechanism to Secure	Relevant to Project for Assessment ^{bb} Proposed Scheme	
	for Plot/s with associated demolition, identifying materials for reuse and recycling				
S39	Archaeological investigations and any archaeological mitigation work, as required following consultation with Greater Manchester Archaeological Advisory Service (GMAAS).	The Applicant / BC/RBC	Planning Condition / Future applications	✓	✓
S40	Detailed siting and location of highways works to be further distanced from Birch Mill to potentially retain some of the 19 th century phase of Birch Mill.	Highways England	DCO	✓	✗
S41	Historic building recording	Highways England / An appropriately qualified heritage professional appointed by the applicant(s) of forthcoming applications	DCO	✓	✗
		BC/RBC	Condition / Future applications	✓	✓
S42	Location, siting, orientation, roof design and cladding of buildings to reduce impacts to Birch Village Conservation Area, Heaton Park (Grade II RP&G) including the Temple to the north east of Heaton Hall (grade II* listed building , Alkrington Hall (grade II* listed building), Brick Farmhouse	BC/RBC	Detailed design stage	✓	✓

Ref.	Secondary Mitigation	Person Responsible (where applicable)	Secured by / Mechanism to Secure	Relevant to	
	Full detail is outlined in Technical Chapters 7 – 18 . These are broadly in topic order.			Project for Assessment ^{bb}	Proposed Scheme
	(grade II listed building) and Lower Whittle Farmhouse (grade II listed building).				
S43	Materiality and colour palette of new development sensitive to Birch Village Conservation Area, Heaton Park (Grade II RP&G) including the Temple to the north east of Heaton Hall (grade II* listed building), Alkrington Hall (grade II* listed building), Brick Farmhouse (grade II listed building) and Lower Whittle Farmhouse (grade II listed building).	BC/RBC	Condition / Future Applications	✓	✓
S44	Density, height and species included within landscape mitigation to consider Birch Village Conservation Area, Heaton Park (Grade II RP&G) including the Temple to the north east of Heaton Hall (grade II* listed building), Brick Farmhouse (grade II listed building) and Lower Whittle Farmhouse (grade II listed building).	BC/RBC	Detailed Design Stage	✓	✓
S45	Detailed landscape mitigation including species and required maintenance to consider Birch Village Conservation Area, Brick Farmhouse (grade II listed building) and Lower Whittle Farmhouse (grade II listed building).	BC/RBC	Condition / Future Applications	✓	✓
S46	Measures to reduce the visual and audible effects of the highways works on Birch Village Conservation Area e.g. acoustic fences and landscape bunds	Highways England	DCO	✓	✗

Ref.	Secondary Mitigation Full detail is outlined in Technical Chapters 7 – 18 . These are broadly in topic order.	Person Responsible (where applicable)	Secured by / Mechanism to Secure	Relevant to Project for Assessment ^{bb} Proposed Scheme	
S47	Incorporation of soft landscaping within building Plots, including trees, hedgerows and shrubs to visually soften/screen the development from the surrounding areas and break up the massing of dominant structures (CODE P5-1(a) and CODE S9).	BC/RBC	Detailed Design Stage / Future Applications	✓	✓
S48	Incorporation of tree belt planting within Peripheral Landscape Buffers alongside the M66 and M62 corridors to provide softening of potential views from these major roads (and receptors beyond to the west and south) and strengthen Green Infrastructure connections and landscape fabric.	BC/RBC	Detailed Design Stage / Future Applications	✓	✓
S49	Incorporation of both evergreen and deciduous species within planting design to seek to provide year-round screening benefits (CODE P5-1(b)). Where appropriate such planting should use native species appropriate to the local area (CODE P5-1(c)).	BC/RBC	Detailed Design Stage / Future Applications	✓	✓
S50	Sensitive buildings design in terms of scale and massing that is suitable to maintain visual balance within the site and surrounding context (CODE B2-1(a)).	BC/RBC	Detailed Design Stage / Future Applications	✓	✓
S51	The utilisation of interesting/varied roof forms and variation in building scale to help break up the visual appearance, form and mass of larger format buildings to reduce their visual impact and create a varied and interesting roofscape (CODE B3-1(c) and CODE B3-2(b)).	BC/RBC	Detailed Design Stage / Future Applications	✓	✓

Ref.	Secondary Mitigation Full detail is outlined in Technical Chapters 7 – 18 . These are broadly in topic order.	Person Responsible (where applicable)	Secured by / Mechanism to Secure	Relevant to	
				Project for Assessment ^{bb}	Proposed Scheme
S52	A sensitively chosen colour palette for building façades, considerate of how it will appear both from a distance and up close (CODE B4-3(a)).	BC/RBC	Detailed Design Stage / Future Applications	✓	✓
S53	Design of primary open spaces which are cognisant of existing landscape features, habitats and important cultural/ heritage elements to provide a considered strategy and one which creates minimal damage to the existing landscape (CODE O1-1(c)).	BC/RBC	Detailed Design Stage / Future Applications	✓	✓
S54	Tertiary open spaces are to be designed to feel more natural and rural, to integrate seamlessly with the surrounding landscape character at the boundaries (CODE O1-3(c)).	BC/RBC	Detailed Design Stage / Future Applications	✓	✓
S55	Incorporation of clustered tree planting in some areas to create woodland-like features to improve integration and connectivity (CODE O2-3(a)).	BC/RBC	Detailed Design Stage / Future Applications	✓	✓
S56	Where possible existing woodland blocks and principal tree belts should be retained and integrated into the development. Similarly, any retained hedgerows should be enhanced with supplementary native planting to fill gaps and increase structural diversity (CODE O4-1(a and b)).	BC/RBC	Detailed Design Stage / Future Applications	✓	✓

