



Accrue (Forum) 1 LLP

FORMER B&Q, GREAT STONE ROAD

EIA Screening Report



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EIA Screening Report

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8 First Street

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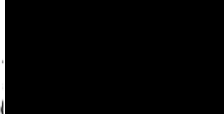
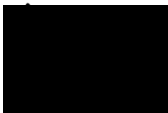
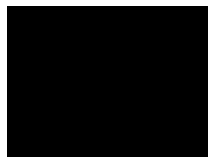
M15 4RP

Phone: +44 161 200 5000

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Signature				
Checked by	Doug Hann			
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PREVIOUS SCREENING REQUEST

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EXECUTIVE SUMMARY

WSP has produced this screening report on behalf of Accrue (Forum) 1 LLP.

This screening report accompanies a planning appeal against the failure of Trafford Council to determine a planning application that proposes to redevelop the former B&Q located on Great Stone Road, Trafford.

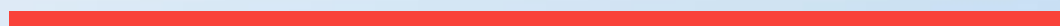
The proposed development is for 333 apartments in a nine-storey (ie eight storeys above ground floor) building, plus two commercial units at ground floor and basement car parking.

No formal request for a scoping opinion was submitted to Trafford Council in advance of this planning application, because a previous proposal for up to 450 apartments had been screened negatively in 2018.

As the proposal is now being considered by the Planning Inspectorate on behalf of the Secretary of State, this screening report has been prepared to demonstrate that there are no likely significant impacts associated with this development that would warrant the need for an Environmental Impact Assessment.

1

INTRODUCTION



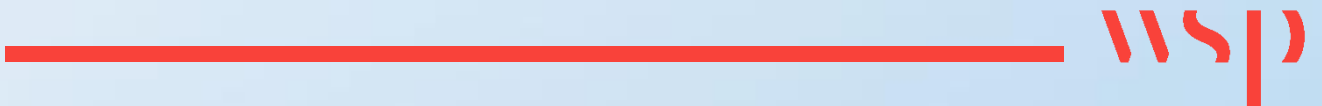


1 INTRODUCTION

- 1.1.1. WSP has prepared this EIA screening report on behalf of Accrue (Forum) 1 LLP (the appellant). It accompanies an appeal against the failure of Trafford Council (the LPA) to determine the appellant's planning application at the former B&Q, Great Stone Road, Trafford, M32 0YP.
- 1.1.2. The application seeks planning permission for the following development:
The demolition of existing retail unit and associated structures; erection of buildings for a mix of use including: 333 apartments (use class C3) and communal spaces ancillary to the residential use; flexible space for use classes A1, A3, D1 and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure.
- 1.1.3. No request for an EIA screening opinion was submitted with or in advance of the planning application, because a larger development had previously been screened negatively, under LPA reference 94209/EIASC/18. The previous screening request is provided in **Appendix A**, and the adopted screening opinion in **Appendix B**. It should be noted that this previous screening related to a development of up to 450 apartments in a building up to 13 storeys in height.
- 1.1.4. For the avoidance of doubt, this EIA screening report sets out that the proposed development subject to the planning appeal is not EIA development.
- 1.1.5. This screening report should be read alongside the planning application documents (which are enclosed with the appeal), including:
- Drawing pack;
 - Affordable Housing Statement;
 - Air Quality Assessment;
 - Arboricultural Impact Assessment;
 - Carbon Budget Statement;
 - Crime Impact Statement;
 - Daylight and Sunlight Assessment;
 - Design and Access Statement;
 - Ecological Assessment;
 - Education and Health Capacity Assessment;
 - Flood Risk Assessment and Drainage Strategy;
 - Heritage Statement;
 - Landscape Design Sketch Book;
 - Landscape and Visual Impact Assessment;
 - Noise and Vibration Impact Assessment;
 - Phase 1 Environmental Risk Assessment;
 - Planning Statement;
 - Statement of Community Engagement;
 - Transport Assessment;
 - Travel Plan; and
 - Wind Microclimate Report.

2

BACKGROUND





2 BACKGROUND

- 2.1.1. This letter addresses the requirements of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017. It has also been written having regard to Planning Practice Guidance.
- 2.1.2. This report accompanies a S78 planning appeal. Along with the appeal, a copy of the planning application is provided. This includes a wide range of information that should be read alongside this EIA screening report. A site location plan is provided in **Appendix C**.
- 2.1.3. For the reasons set out below this development does not comprise Environmental Impact Assessment (EIA) development. Therefore, the preparation of an Environmental Statement is not required.

THE SITE

Planning History

- 2.1.4. The site has been occupied by the former B&Q store from the late 1970's. Prior approval for demolition of all buildings on site was granted on 8 June 2017.
- 2.1.5. Planning application 94974/OUT/18 was refused in 2019. This proposed:

Outline application sought for the demolition of existing retail unit and associated structures; erection of a building ranging in height from 5 to 13 storeys for a mix of uses including: 433 apartments (use class C3) and communal spaces ancillary to the residential use; flexible spaces for use classes A1, A3, B1, D1, and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure. Consent is sought for access, appearance, layout and scale with all other matters reserved.

SITE CONTEXT

- 2.1.6. The site measures approximately 1ha and is located and accessed off Great Stone Road. At present the site is occupied by a vacant retail store, previously trading (until late 2015 / early 2016) as B&Q.
- 2.1.7. The site is located in the Old Trafford part of Stretford, within a built-up part of the Greater Manchester conurbation. There are strong public transport links within easy walking distance including bus stops and the Old Trafford Metrolink stop.
- 2.1.8. The area surrounding the site is predominantly occupied by Old Trafford Cricket Ground, housing, and multi-storey office blocks. The tramline runs adjacent to the site's southern boundary. To the east is the cricket ground, including an indoor training facility with the stadium beyond. To the north is surface car parking controlled by the cricket ground. On the opposite side of Great Stone Road is two-storey semi-detached housing.

THE PROPOSED DEVELOPMENT

- 2.1.9. The proposed development is subject of this appeal is:

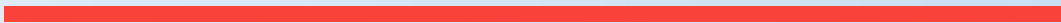
The demolition of existing retail unit and associated structures; erection of buildings for a mix of use including: 333 apartments (use class C3) and communal spaces ancillary to the



residential use; flexible space for use classes A1, A3, D1 and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure.

3

SCREENING





3 SCREENING

- 3.1.1. There are two schedules under the Regulations which, if a development falls into, EIA screening is required. Schedule 1 development is specifically defined; the proposal does not fall within any of the categories set out in Schedule 1.
- 3.1.2. EIA development is also defined as any Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Schedule 2 development is development listed in Schedule 2 where:
- **Any part of a development is to be carried out in a sensitive area; or**
 - **Any applicable threshold or criterion in the corresponding part of Column 2 of that table is exceeded or met in relation to that development.**
- 3.1.3. Schedule 2 of the Regulations details development types where an EIA could be required, subject to certain thresholds being exceeded and subsequent screening against Schedule 3 of the regulations. The category within which this project falls is 10(b) which states:
- **Infrastructure Projects**
- (b) Urban development projects, including construction of shopping centres and car parks, sports stadium, leisure centres and multiplex cinemas;**
- 3.1.4. The thresholds and criteria for Infrastructure projects are as follows:
- (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or**
 - (ii) The development includes more than 150 dwellings; or**
 - (iii) The overall area of the development exceeds 5 hectares.**
- 3.1.5. The proposal falls within Column 2 of Schedule 2 which requires residential development projects of more than 150 dwellings to be screened for EIA.
- 3.1.6. Schedule 2 sets out the description of development and applicable thresholds and criteria for the purpose of the definition of “Schedule 2 Development”. The thresholds covered in the schedule are indicative and each proposal is subject to its own assessment. In making this assessment LPA’s must take into account the relevant ‘Selection Criteria’ which is identified in Schedule 3 of the Regulations.
- 3.1.7. This identifies three broad criteria which should be considered;
- **The characteristics of the development;**
 - **The location of the development; and**
 - **The types and characteristics of the potential impact.**
- 3.1.8. Meanwhile, PPG provides indicative screening thresholds, suggesting that EIA “is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.” It notes the key issues to consider are the physical scale of development, along with potential increases in traffic, emissions and noise.



- 3.1.9. We assess below the proposal against the three broad criteria and conclude that the proposed development would not have a significant environmental impact on the local area.

CHARACTERISTICS OF DEVELOPMENT

The size and design of the whole development

- 3.1.10. The application site comprises approximately one hectare. The proposal is for 333 residential apartments (arranged in two buildings staggered in height up to a maximum of eight storeys above ground floor), along with two ground floor commercial units and basement car parking.

Cumulation with other existing development and/or approved development

- 3.1.11. The planning application documents take account of surrounding developments, planning permissions and prior approvals within the surrounding area.

- 3.1.12. These include:

- 'Novus' – former Itron site; 282 homes under construction (LPA ref: 95723/FUL/18);
- Warwick Road; 89 apartments in a 12-storey building (LPA ref: 88279/FUL/16);
- 'Kinetic' – Atherton House, Talbot Road; change of use from B1 to 48 apartments under construction (LPA ref: 93935/PRO/18);
- 'Kinetic' – Atherton House; two-storey roof extension to create 14 additional apartments under construction (LPA ref: 93682/FUL/18);
- 'Insignia' - 86 Talbot Road; 90 apartments in a 10-storey building with planning permission (LPA ref: 88792/FUL/16).

The use of natural resources, in particular land, soil, water and biodiversity

- 3.1.13. The proposed development will not involve any significant or unusual use of natural resources and will not result in the use of natural resources that are in short supply. The site has very limited biodiversity value at present.

Production of waste

- 3.1.14. The production of waste associated with the proposed residential units will be typical of a residential development of this scale.

Pollution and nuisances

- 3.1.15. The proposed development would not generate a significant level of environmental pollution and noise. An Air Quality Assessment has been carried out by REC Ltd which confirms the location is suitable for residential use without the inclusion of mitigation methods to protect future users from poor air quality.
- 3.1.16. During construction of the proposed development, there is potential for air quality impacts as a result of fugitive dust emissions from the site. Good practice dust control measures will be implemented to minimise any temporary impacts generated by demolition, earthworks and construction and trackout activities.
- 3.1.17. The development will be subject to a planning condition requiring the production of a Construction Management Plan that would help minimise the temporary construction impacts.
- 3.1.18. In summary, there is no likelihood of significant pollution or nuisance effects arising from the development (and in accordance with the criteria listed in the PPG).



The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate changes, in accordance with scientific knowledge

- 3.1.19. The proposed use is for residential-led mixed-use development. There is no increased risk of major accidents or disasters as a result of this development; as such this does not trigger the need for EIA.

The risks to human health (for example, due to water contamination or air pollution)

- 3.1.20. The proposal is for Use Class C3 residential use; there will be no significant risks to human health, including from air or water pollution.

LOCATION OF DEVELOPMENT

- 3.1.21. The environmental sensitivity of geographical areas likely to be affected by development must be considered with particular regard to the following.

The existing and approved land use

- 3.1.22. The existing site is occupied by a vacant store in Use Class A1.

The relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground

- 3.1.23. There are very few natural resources on site, being brownfield with few trees or shrubs. Physical changes to the site's topography will be limited to provision of basement parking.

The absorption capacity of the natural environment, paying particular attention to the following areas...

- 3.1.24. The majority of the site comprises buildings and hardstanding with some vegetation, grassland, hedgerow and scattered scrub and trees. There are no designated sites within 1km of the site and the site falls outside of any SSSI impact risk zone. The works on site are minimal, involving building demolition and subsequent residential development.
- 3.1.25. There would be no impact upon absorption capacity on the natural environment.
- 3.1.26. The site is within a built-up area that includes a mix of different types of housing, along with commercial, employment and leisure uses. However the population density of the surrounding area is not significantly sensitive to additional development.
- 3.1.27. The site is located within the vicinity of the Greater Manchester Combined Authority Air Quality Management Area (AQMA). However, the air quality assessment carried out by REC confirms that good practice control measures would provide suitable mitigation during construction of this development and reduce potential impacts to an acceptable level. Moreover the proposed development will include measures to encourage the use of sustainable travel rather than the private car.
- 3.1.28. The site is not located in any historical, cultural or archaeological area of significance.

TYPES AND CHARACTERISTICS OF THE POTENTIAL IMPACT

- 3.1.29. The likely significant effects of the development on the environment must be considered in relation to criteria set out, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account the following:



- The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- The nature of the impact;
- The transboundary nature of the impact;
- The intensity and complexity of the impact;
- The probability of the impact;
- The expected onset, duration, frequency and reversibility of the impact;
- The cumulation of the impact with the impact of other existing and/or approved development; and
- The possibility of reducing the impact.

POTENTIAL IMPACTS

Landscape, townscape and visual impacts

- 3.1.30. TPM has prepared a Landscape and Visual Impact Assessment that accompanied the application.
- 3.1.31. The proposed development tops out at 54.675m AOD, compared with 80.79m AOD for the floodlights on the neighbouring cricket ground.
- 3.1.32. The development will be viewed within an existing urban townscape. Views of the development will be confined to within 1km of the site, and from many points in this surrounding area, will be partly or wholly obscured by other developments and vegetation.
- 3.1.33. Whilst part of the development will be visible from Longford Park Conservation Area, the impact in landscape, townscape and visual terms is moderate. This alone does not result in likely significant effects that would warrant EIA.
- 3.1.34. Localised views of the development would be a change from the existing view of a vacant retail warehouse, but the magnitude, intensity and complexity of the impact is limited having regard to the baseline urban environment.

Air quality

- 3.1.35. REC prepared an Air Quality Assessment that accompanied the application. Once operational, effects will not be significant.
- 3.1.36. There is potential for significant effects during construction, however as there will be standard mitigation measures in place (that would be controlled via a Construction Environmental Management Plan (CEMP) pursuant to a planning condition), these temporary, localised impacts are not likely to be significant.
- 3.1.37. Such mitigation would primarily focus on fugitive dust emissions, whilst the CEMP would also include other good practice environmental measures.

Ecology and trees

- 3.1.38. The Environment Partnership have appraised ecology and trees as part of the planning application. The development will not impact on any priority habits or protected species. The surrounding area is not sensitive to the development in this regard.

Noise

- 3.1.39. Holtz Acoustics have carried out an initial noise and vibration assessment to determine the noise levels the site is currently subjected to.



- 3.1.40. The predominant noise source affecting the site is road traffic noise along Great Stone Road. Results of the noise surveys confirm the site falls into a Low to Medium noise risk. Internal noise level recommendations can be met.
- 3.1.41. A vibration survey has been undertaken to measure vibration associated with the tramline on the south-eastern boundary of the site. Measures and calculation shows the Vibration Dose Values (VDVs) are significantly below the 'Low Probability of Adverse Comment' levels, and there are no issues of noise which would be unacceptable.
- 3.1.42. There is a risk of noise from events at the cricket ground, particularly concerts. These effects will be infrequent (a limited number of such events are permitted annually, subject to various conditions and limitations), predictable and localised. Therefore the environmental effects are not likely to be significant.

Flooding and drainage

- 3.1.43. Waterco Consultants have undertaken a flood risk assessment and drainage strategy which confirms the site is located within Flood Zone 1 (less than 0.1% annual probability of flooding). The site is at very low risk of flooding from all sources and therefore site-specific mitigation measures are not necessary.
- 3.1.44. Preliminary drainage assessment work reveals that the existing utilities services can withstand the new development.

Conservation and heritage

- 3.1.45. The previous planning application was refused partly due to less than substantial harm to the setting of a listed building (Trafford Town Hall), a non-designated heritage asset (Old Trafford Cricket Ground) and due to insufficient evidence to judge impact on the significance of Longford Park Conservation Area.
- 3.1.46. Whilst the appellant's case is that the current proposed development does not have any harmful effects on these assets, even if the LPA think otherwise, the impacts will be localised and less than substantial.
- 3.1.47. On this basis, there is no likelihood of significant environmental effects in this regard.

Traffic, highway safety and accessibility

- 3.1.48. Vectos has prepared a Transport Assessment and Travel Plan for the planning application.
- 3.1.49. The proposal is judged to have a negligible effect on vehicle movements, pedestrian movements and road safety (for all users). The consequential effects of traffic and vehicular movements have also been taken into account in the above consideration of air quality effects.
- 3.1.50. Environmental effects are therefore not likely to be significant in this regard.

Microclimate

- 3.1.51. WSP's Wind Microclimate Assessment shows very minor impacts, meaning significant environmental effects in this regard are unlikely.
- 3.1.52. Shadowing effects of the development are shown by O'Connell East Architects to be very localised, meaning no significant environmental effects in this regard.

4

CONCLUSION



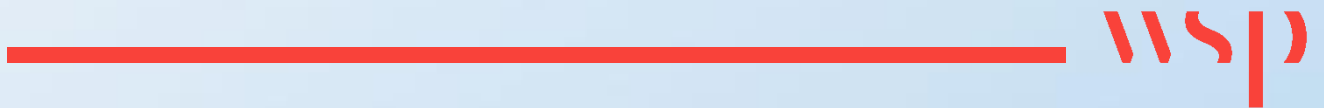


4 CONCLUSION

- 4.1.1. In screening this proposed development against the EIA Regulations, regard is also had to the LPA's adopted Screening Opinion relating to a larger proposed development on this site, which is appended in **Appendix B**.
- 4.1.2. Effects of the proposed development will be localised and not extend over a large area.
- 4.1.3. Effects on local residents and any other receptors during construction will be of a temporary nature and capable of being mitigated via sound best practice, controlled via planning condition (eg hours of working, dust management, construction traffic management).
- 4.1.4. Whilst there will be noticeable permanent visual and townscape changes in the immediate vicinity of the site, the location of the development is not of such a sensitive nature that such changes would be significant effects, and the magnitude, spatial extent, intensity and complexity of the impacts are also moderated such that they would not be likely to be significant.
- 4.1.5. In the same manner that the LPA concluded that a development of up to 450 homes on this site would not require an EIA, this screening report concludes that a development of 333 homes on this site does not require an EIA, and there have been no changes to baseline conditions in the meantime that would influence this conclusion.

Appendix A

PREVIOUS SCREENING REQUEST

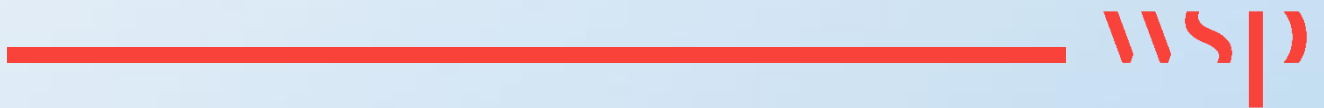




Enclosed in separate file

Appendix B

ADOPTED SCREENING OPINION

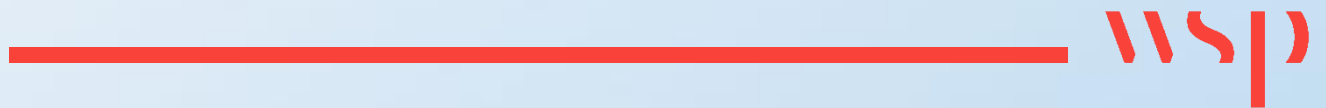




Enclosed in separate file

Appendix C

SITE LOCATION PLAN





Enclosed in separate file



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Manchester
M15 4RP

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