



**TRAFFORD
COUNCIL**

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Mr Hard
Indigo Planning
St James' Tower
7 Charlotte Street
Manchester
M1 4DZ

Date: 26th April 2018

Dear Mr Hard,

**Town and Country Planning (Environmental Impact Assessment) Regulations
2017 Regulation 6**

Location: Former B And Q, Great Stone Road, Stretford, M32 0YP

Application number: 94209/EIASCR/18

Proposal: Request for a Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for up to 450 residential apartments (up to 13 storeys in height)

Applicant: Indigo Planning

Application type: EIA Screening Opinion

I refer to your letter received on 5th April 2018 requesting a Screening Opinion for the development described above.

The Council considers that the proposed development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) 'Urban Development Projects' of the Regulations. The site is not located in a sensitive area and therefore the thresholds should be applied. As development proposes up to 450 dwellings on a site measuring approximately 1 hectare, the proposed development exceeds the threshold of 150 dwellings but does not exceed the overall 5ha threshold, and accordingly the submission of a request for a screening opinion is considered to be appropriate.

Screening Assessment Exercise

In undertaking its screening assessment, the Council has had regard to the selection criteria in Schedule 3 of the 2017 Regulations, the requirement to consider cumulative

effects identified in Schedule 4, and advice in National Planning Policy Guidance (NPPG). The Council's consideration of the potential environmental effects of the development is set out below in relation to the characteristics of the development, the location of the development, and the characteristics of the potential impact of the development.

Characteristics of the Development

- The proposal is for the development of up to 450 residential units within a building between 6 and 13 storeys in height on a site measuring approximately 1 hectare. The site is bound by Lancashire County Cricket Club (LCCC), the Altrincham to Manchester/Bury Metrolink line and Great Stone Road. At 13 storeys, the proposed development is approximately twice the height of any other building in the immediate vicinity. Pre-application advice has been provided advising that the height, scale and massing of the proposed development is not considered to be appropriate on this site. Whilst there are concerns over the scale, massing and design of the proposed development, it is considered that should a planning application be submitted this can be adequately addressed through the submission of a Townscape Visual Impact Assessment (TVIA) which would provide an adequate level of information to enable the scale and design of the development to be appropriately considered.
- There are several large scale existing and committed developments within Old Trafford. Ninety apartments have recently been developed at Trafford Plaza on Seymour Grove and work is ongoing at West Point on Chester Road to create 308 apartments. These were both granted under prior approval. 89 apartments have been approved at MKM House on Warwick Road and whilst work commenced on the development of this site, it appears to have stalled. Planning permission has also been granted for the development of 363 apartments on a site at Cornbrook, 354 apartments at Wharf End and 216 apartments at Pomona. There is also a committee resolution to grant planning permission for 174 units at Trafford Plaza on Seymour Grove.
- It is considered that the aforementioned schemes are sufficiently distant from the proposed development not to have any significant cumulative effects in terms of traffic generation or any other effects. However these developments along with other large scale developments in the Manchester and Salford City administrative areas should be taken into account in a Transport Assessment should a planning application be submitted.
- The development would use natural resources and result in the production of operational waste which would be disposed of in line with applicable legislation. The proposed development would not involve any significant or unusual use of natural resources which are in short supply.
- The production of waste associated with the proposed residential units will be typical of a residential development of this scale.
- Some pollution would occur in the form of dust and emissions during operations on site, but these effects are not anticipated to be significant and could be managed

through the use of a Construction Environmental Management Plan (CEMP) should planning permission be granted.

- It is not anticipated that the development will result in the release of hazardous, toxic or noxious substances into the air.
- The development is likely to cause disturbance from noise and vibration during the process of the construction of the development, but these effects are not anticipated to be significant and could be managed through the use of a CEMP should planning permission be granted. Any effects from noise and vibration would be short term and during the construction phase of the development only.
- Lighting would be in accordance with ILP guidelines.
- There is not expected to be a high risk of exposure to or use of hazardous materials, or contaminants being released into the land or water environment.
- The site is at low risk of flooding (Flood Zone 1), but does lie within a Critical Drainage Area. A Flood Risk Assessment and Drainage Strategy will be submitted with any planning application. A CEMP and drainage details can be conditioned, should planning permission be granted, to ensure there are no adverse environmental effects.
- The risk of accidents or use of materials and substances which may be harmful to people or the environment is low.
- The risk to human health is considered to be low whether from water contamination, air pollution or flooding. The site is partially located in the Greater Manchester Air Quality Management Area (AQMA), but an Air Quality Assessment will be submitted with any subsequent planning application, which is considered sufficient to address this issue.
- The land use on the site would change as the development proposes a residential led development on a site with an authorised retail use. Past uses of the site include a cricket ground and gun club. The site appears to be at low risk of ground contamination however, a Ground Investigation Survey would be required should a planning application be submitted which is considered sufficient to address this issue.

Location of the Development

- The authorised use of the site is retail (restricted to use as a 'Do-it-Yourself' Homes and Garden Centre for the supply of home and garden maintenance and improvement materials and for no other purpose). Neither the existing use, nor the proposed use affects the environmental sensitivity of the area.
- Due to the scale and massing of the proposed development a TVIA will be submitted with any planning application, which would allow for appropriate consideration of the impact of the proposed development on the environmental sensitivity of the area.
- There are no scarce resources on or around the location which would be affected by the development.
- There are no protected areas of any terrestrial, avian or aquatic ecological value or importance (international, national, regional or local) located on or around the site

which may be affected by the development. It is not considered that there will be any significant effects on sensitive species of flora or fauna. An ecological and biodiversity survey will be submitted with any planning application which will allow for consideration of these issues. Trees are located within and adjacent to the application site. Should a planning application be lodged a Tree Survey should also be submitted to allow consideration of this issue.

- The site is partially located within the Greater Manchester Combined Authority Air Quality Management Area (AQMA), however an Air Quality Assessment would be required to be submitted with any subsequent planning application, which is considered sufficient to address environmental quality issues.
- The site is located in an urban area which is predominantly in residential use. The immediate surrounding is built up, but not considered to be densely developed. The scale of the proposed development significantly exceeds the scale of the general development around it, including the adjacent Lancashire County Cricket Club. The proposed development would be visible from the adjacent businesses, residential and leisure uses in all directions. Should a planning application be submitted, a verified Townscape Visual Impact Assessment (TVIA) would be required to accompany the application, and this is considered adequate to assess the visual impact of the development on the townscape.
- The development proposes an alteration to the vehicular access to the site and there is likely to be an increased number of vehicles using the local road network during the demolition, construction and operational phases of the development. It is not considered that there will be any significant environmental effects in this respect, but a Transport Assessment / Statement would be required to be submitted with any planning application which would allow for consideration of these issues.
- The site is located within the vicinity of a number of designated heritage assets: Trafford Town Hall; Gorse Hill Park entrance portal and lodges; the Great Stone at the entrance to Gorse Hill Park and Stretford War Memorial, which are all grade II listed. Longford Park is designated as a conservation area. The Local Planning Authority also considers LCCC to be a non-designated heritage asset. A Heritage Assessment would be required to be submitted with any planning application, which is considered to be adequate to allow for appropriate consideration of these impacts.

Types and characteristics of the potential impact

Should any subsequent planning application be approved:

- In terms of the extent and nature of the development, any effects will be localised and will not extend over a large area.
- Existing residents may experience some limited disruption during demolition and construction.
- The most significant long term impact of the development will be the visual impact on the townscape.

- The most significant short term impact will be an increase in HGV traffic movements and noise, during site construction; and minor impacts on air quality from additional traffic movements.
- There will not be any transboundary impacts resulting from the development.
- In terms of the magnitude and complexity of any impact, it is not considered that there will be a large change in environmental conditions or impacts on receptors. There is not expected to be any impact on valuable features or resources; no risk that environmental standards will be breached; or that protected sites, areas, and features (other than those identified elsewhere in this Screening Opinion) will be affected.
- It is considered that the probability of any effects associated with the development can be determined with reasonable confidence from the identified submission documents.
- Demolition and construction effects would be intermittent and short term in duration and the operational effects would be permanent and long term.
- Demolition and operational effects would be permanent. Construction effects would be temporary.
- The impact of the development can be reduced during the demolition and construction phase through the implementation of a CEMP should planning permission be granted.

It is noted that the following documents relevant to this screening assessment will be submitted in support of any planning application for the proposed development. It is considered that these documents will be sufficient to allow a full assessment of the environmental impacts of the development.

- Townscape Visual Impact Assessment
- Air Quality Assessment
- Ecological Assessment
- Noise and Vibration Assessment
- Flood Risk Assessment
- Drainage Strategy
- Heritage Statement
- Transport Assessment
- Shadowing and Wind Assessment

You are also advised to submit a Tree Survey to allow consideration of the impacts the proposed development may have on trees within and adjacent to the site.

Conclusions

Regulation 5 of the 2017 Regulations requires the relevant planning authority, in adopting a screening opinion, to state the main reasons for their conclusion with reference to the relevant criteria listed in Schedule 3. If it is determined that the

proposed development is not EIA development, the planning authority is required to state any features of the proposed development and measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment.

The Council has screened the proposed development, having regard to the selection criteria in Schedule 3 of the 2017 Regulations. The Council has paid particular regard to the characteristics of the development, its location, and the characteristics of the potential impact of the development. Consideration has also been given to the requirement to consider cumulative effects identified in Schedule 4. In accordance with Regulation 6 of the 2017 Regulations, the developer has submitted an analysis of the features of the proposed development and any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

The bullet point comments under the heading 'Screening Assessment Exercise' in the preceding sections of this screening response summarise the Council's conclusions on the likely impact of the development. An assessment has been made as to whether the development would have significant effects, the measures proposed by the applicant to avoid or prevent impacts that might otherwise have significant adverse effects on the environment have also been considered. In this regard, opportunities to avoid or mitigate any harm by the use of appropriate planning conditions have been identified should any subsequent planning application be approved. It is also noted that any planning application for the proposed development would be accompanied by an extensive suite of documents. It is considered that these documents would allow a full assessment of the impacts of the development.

The Council has also had regard to the indicative criteria and thresholds identified in the NPPG. The NPPG notes that the key issues to consider for urban development projects are the physical scale of the development, and the potential increase in traffic, emissions and noise. It is considered that any impact would not be so significant to require an EIA, and can be adequately addressed through the submission of a Transport Assessment. The proposed development is below the 1,000 dwelling threshold in the PPG, where significant urbanising effects could occur.

During demolition and construction, the potential increases in traffic, emissions and noise would be temporary, commensurate with a typical construction site and would be within the context of an existing urbanised, residential and commercial setting. The site is not located within a sensitive area. Construction and demolition phase effects could be mitigated through the implementation of standard mitigation measures through a CEMP should planning permission be granted. Operational phase increases in traffic, emissions and noise are not anticipated to be significant, and again, any impacts could be controlled or mitigated through the use of appropriately worded planning conditions should planning permission be granted.

For the reasons given above, it is not considered that the site lies within a sensitive area, nor is it considered that the proposed development would result in any significant

effects on the environment. Having regard to the relevant regulations and guidance, the Council does not consider that an Environmental Impact Assessment is required for the proposed development.

Yours sincerely



Head of Planning and Development
Rebecca Coley