

2.0 ENVIRONMENTAL IMPACT ASSESSMENT METHODOLOGY

Introduction

- 2.1 This chapter explains the EIA methodology and describes the ES structure and content. In particular it details the process of identifying and assessing the likely significant environmental effects of the Development.
- 2.2 The ES has been prepared in accordance with the Town & Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (as amended) (the "EIA Regulations")ⁱ. Reference has also been made to currently available good practice guidance on EIA including the Planning Practice Guidance issued by the Department for Levelling Up, Housing and Communitiesⁱⁱ.

Screening

- 2.3 The Applicant did not submit a formal EIA screening request to RBC. Due to the size and scale of the Development, the Applicant proceeded to the EIA Scoping stage.

Scoping

- 2.4 Scoping involves focusing the content of an ES on issues of significance. It is an important tool for identifying the likely significant effects of a proposed development through its design, construction and completed phases and ensures that appropriate mitigation options are considered where necessary. A request for an EIA Scoping Opinion, accompanied by an EIA Scoping Report (Appendix 2.1) was submitted to RBC on 31st October 2022. The Scoping Report identified the topics to be scoped into and out of the ES and for those assessments to be included, details of the scope of the assessments. The topics scoped into the ES comprise:

- Landscape and Visual Effects;
- Biodiversity;
- Cultural Heritage;
- Transport;
- Air Quality; and
- Noise and Vibration.

- 2.5 An EIA Scoping Opinion was adopted by RBC on 15th February 2023 and is attached at

Appendix 2.2. The Scoping Opinion agreed with the topics proposed to be scoped in (as listed above), and also requested that a Population and Human Health, and Climate Change chapter should be scoped into the ES. These chapters have been provided in Chapters 12 and 13 of the ES.

- 2.6 Justification for the topics scoped out of the ES is provided below.
- 2.7 The key issues raised in the adopted Scoping Opinion and the location where they are addressed in the ES are set out in Table 2.1 and within the technical assessments in Chapters 6-13 of this ES.

Table 2.1: Issues raised in the EIA Scoping Process

Issue Raised in Adopted Scoping Opinion	ES Chapter where addressed
Population and Human Health	
Based on a maximum of 1,500 dwelling, the proposed development would generate an estimated population of around 3,600 residents which will add pressure on educational establishments, health services (of which there are none within a 2.5km radius from the centre of the site), green infrastructure including play spaces and sports facilities. The baseline should consider the above alongside existing, walking, cycling and public transport routes. The Habitats Regulations Assessment for the PfE Plan (June 2021) states that the site is in close proximity to the motorway network and may lead to potential impacts from cumulative air pollution caused by increased traffic generation. The Council consider that the impacts to population and human health will be significant such as to warrant inclusion within the EIA.	Chapter 12 of the ES: Population and Human Health
Climate Change	
In July 2019, the Council declared a Climate Emergency and a responsibility to take action to reduce carbon emissions. The Council's Draft Climate Change and Sustainability Strategy 2020-2025, coupled with requirements set out in the Development Plan and national guidance including the updated 2022 IEMA Guidance, sets out a broad range of considerations which relate to primary mitigation. The Council consider it would be appropriate to scope in Climate Change and Greenhouse Gases.	Chapter 13 of the ES: Climate Change
Water Resources and Flood Risk	
As the Site is located entirely within Flood Zone 1 and at a low risk of flooding from a variety of sources, it is agreed that water resources and flood risk can be scoped out of the ES. However, the Lead Local Flood Authority (LLFA) will require information of the sustainable drainage strategy to assess whether the Site, beyond the Phase 1 development, can support the large number of houses and associated paved areas.	Flood Risk Assessment (Appendix 2.3)
Land Contamination	
It is agreed that the land contamination can be scoped	A Coal Mining Risk Assessment (CMRA)

Issue Raised in Adopted Scoping Opinion	ES Chapter where addressed
out of the ES. The Coal authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth associated with thick coal seam outcrops. The Council consider that this matter can be scoped out of the ES but a Coal Mining Risk Assessment, or equivalent report for the site should be submitted, which considers in detail the risks posed to the development by the coal mining legacy.	will be submitted in support of the planning application.
Other Topics Scoped out of the ES	
Agricultural Land	RBC agree that these topics will likely not lead to significant effects and can therefore be scoped out of the ES.
Wind Microclimate	
Daylight Sunlight and Overshadowing	
Waste	
Lighting	
Accidents and Disasters	
Cumulative Effects	
Alongside the three planning applications identified within the Scoping Report (Refs: 20/01439/FUL, 15/01183/OUT and 16/01399/HYBR), the Cumulative Effects chapter should consider the following: - Land south of Cowm Top Lane, Castleton (Planning Ref. 22/01190/FUL); - Castleton Sidings, Greater Manchester Places for Everyoneⁱⁱⁱ Draft Allocation Policy JPA20; - Land at Royle Road, Castleton (Planning Ref. 18/01399/FUL); and - Land off Don Street, Middleton (Planning Ref. 21/00744/FUL).	Information included in Table 2.6 below and cumulative assessment provided in each technical chapter of the ES (6-13).

Topics Scoped Out of the ES

Water Resources and Flood Risk

- 2.8 The Site is located entirely within Flood Zone 1, which is considered to be at the lowest risk (<0.1% chance) of fluvial flooding in any given year. The majority of the Site is also considered to be at a very low risk of flooding from surface water sources.
- 2.9 The topography across the Site varies, there is a gradual rise from west to east, to a high point of 175m Above Ordnance Datum¹ (AOD). The waterbodies located on the Site are located in areas of lower topography. There are five ponds located on the Site, one towards the far north western corner, one to the west adjacent to Carnforth Avenue, two located in the southern portion of the Site (south of Thornham Lane), with the remaining pond located centrally on the Site, to the north of the St John's CE Primary School. Portions of the Site, associated with existing waterbodies, which reflect the topography of the Site, are at a low to high risk of surface water flooding.

¹ mAOD= Meters above ordnance datum. This gives the actual elevation to the mean sea level at the UK Ordnance datum at Newlyn, Cornwall.

- 2.10 A Flood Risk Assessment (FRA) and a Sustainable Drainage Strategy (Appendix 2.3) will be submitted in support of the planning application which will outline how the Development will include appropriate drainage and landscaping to reduce the risk of flooding.
- 2.11 Due to the Site being at low to very low risk of flooding from a variety of sources, water resources and flood risk has been scoped out of the ES.

Land Contamination

- 2.12 The Site currently comprises agricultural land uses of poor agricultural land quality. The entirety of the Site is located within a Nitrate Vulnerable Zone². The Site is not located within or in close proximity to a Source Protection Zone (SPZ)³. Moreover, the Site is not located within a Drinking Water Safeguard Zone for surface water or groundwater.
- 2.13 A Phase 1 Geo-Environmental Site Assessment study was undertaken in April 2019 (Ref. 107412P1R0) which outlines that the Site is underlain by superficial glaciofluvial deposits consisting of sand and gravel (Secondary A Aquifer) and till deposits (secondary undifferentiated). The bedrock geology consists of Pennine Lower Coal Measures Formation, Royley Sandstone and Old Lawrence Rock (Secondary A).
- 2.14 The Phase 1 Geo-Environmental Assessment indicates that the Site initially comprised farmland and has largely remained unchanged during the course of its history with the exception of quarrying and infilling of ponds. Furthermore, historical landfill site mapping^{iv} shows a historic landfill located within the central western portion of the Site. Referred to as Land at Newhey Farm, the landfill closed in 1985 and was used to process inert waste.
- 2.15 The Assessment considers the Site to be of Low to Moderate risk of contamination. Several potentially active contaminant linkages have been identified with regard to human health and surface waters. This includes potentially infilled ponds and historical landfilling activities in the central portion of the Site, as well as associated quarry working (sand and gravel) between 1928 and 1976.
- 2.16 However, a Phase 2 Geo-Environmental Site Investigation will be undertaken prior to construction of the Development (to be secured by RBC through an appropriately worded planning condition) to qualitatively assess potential contamination linkages on the Site.

² Nitrate Vulnerable Zones (NVZs) are areas designated as being at risk from agricultural nitrate pollution.

³ Source Protection Zones (SPZs) are defined around large and public potable groundwater abstraction sites. The purpose of SPZs is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction

Should subsequent remediation (such as localised removal) be required, it would be secured through a planning condition and undertaken before or during construction, subject to agreement with RBC and undertaken in accordance with all relevant legislation and guidance.

- 2.17 Considering the existing risk of contamination, significant effects associated with contamination are not considered likely following the Phase 2 Geo-Environmental Site Investigation and subsequent mitigation measures to be implemented on the Site. Therefore, land contamination is scoped out of the ES.

Agricultural Land

- 2.18 The Site is currently in agricultural use and extends to approximately 87.52ha. Notwithstanding, as the Agricultural Land Classification of the Site is classified as Grade 4 (poor agricultural quality land), the Development would not result in a loss of more than 20ha of Best and Most Versatile (BMV) agricultural land (Natural England Technical Information Note 049⁴), which is considered the threshold for likely significant effects. The Development will therefore not generate significant effects on agricultural land and the topic is therefore scoped out of the ES.

Wind Microclimate

- 2.19 The Development will not include any high-rise buildings which could influence wind patterns, with the maximum building height proposed across the Development up to 3 storeys (185.5 m Above Ordnance Datum (AOD)). Therefore likely significant wind effects are not anticipated, and this topic is therefore scoped out of the ES.

Daylight, Sunlight and Overshadowing

- 2.20 The scale and massing of the Development (maximum of 3 storeys (185.5 mAOD)) will not cause changes to daylight or sunlight availability or cause overshadowing of residents or amenity space. A standalone ES chapter is therefore scoped out of the ES.

Lighting

- 2.21 The Site is located on the southern edge of the town of Rochdale and existing residential

⁴ Natural England (December 2012) Technical Information Note TIN049 Second edition, Agricultural Land Classification: protecting the best and most versatile agricultural land. The best and most versatile land is defined as Grades 1, 2 and 3a by policy guidance (see Annex 2 of NPPF)

and industrial use as well as roads which are already well lit. In addition, lighting will be designed carefully in accordance with relevant Institute of Lighting Professionals (ILP) (2020) Guidance Notes for the Reduction of Obtrusive Light^v and BS 5489-1:2013^{vi} and BS EN 13201-2:2015^{vii}. Detailed information on the type of lighting to be included as part of the Development will be secured at the Reserved Matters stages of design. Therefore, the Development is not anticipated to produce a significant lighting impact. Where appropriate, lighting will be considered within the ES, including Chapter 7 (Biodiversity) of the ES. A Lighting chapter has therefore been scoped out of the ES.

Waste

- 2.22 The Development is not anticipated to produce significant amounts of waste to the extent that the creation or disposal of which would give rise to significant effects on the environment. The Construction Environmental Management Plan (CEMP), to be secured by a planning condition following planning approval, would detail the mitigation measures to be implemented during the construction phase to minimise waste and ensure that it is stored, managed, collected, and disposed of appropriately.
- 2.23 Operational waste would be minimised as far as possible and disposed of in line with RBC requirements and managed in accordance with all applicable legislation. The potential effects from refuse servicing movements will be considered within the Transport Assessment (TA) and Air Quality Assessment. No likely significant effects are anticipated and therefore waste is scoped out of the ES.

Accidents and Disasters

- 2.24 The Development is for predominantly residential uses, as well as mixed use, which are not considered to be hazardous. The Site is not in a location which is at risk of disasters such as land instability or earthquakes. As previously stated, the Site is located entirely within Flood Zone 1, meaning the Site is at the lowest risk of fluvial flooding. Moreover, the majority of the Site is at very low risk of flooding from surface water sources. Although portions of the centre of the Site running from east-west are at higher risk of surface water flooding, an FRA has been prepared to ensure no significant effects arise in terms of flooding (refer to Appendix 2.3).
- 2.25 During the construction phase, the developers and contractor(s) would implement measures in accordance with Health and Safety legislation, and best practice, to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. Furthermore, as outlined above, prior to any construction on-site, a

Phase 2 Geo-Environment Site Investigation Survey will take place to qualitatively assess and mitigate any potential contamination linkages on-site. No likely significant effects are anticipated and therefore an accidents and disasters chapter is scoped out of the ES.

Consultation Process

- 2.26 The planning application is the culmination of an extensive design process which has involved consultation with RBC, statutory consultees, the local community, and other stakeholders.
- 2.27 A Statement of Community Involvement (SCI) setting out the full background to the consultation undertaken as part of the Development has been submitted as part of this planning application.
- 2.28 The Applicant has undertaken consultation with key stakeholders including through pre-application discussions with RBC councillors in October 2022 and a design workshop in November 2022. Consultation with the local community included a consultation letter sent out to the local community and businesses and a consultation website (<https://landatstakehill.co.uk/>) to coincide with the distribution of the letter. Information outlined the Site, the Development proposals, the design workshop and allowed for feedback via an online feedback form.
- 2.29 The primary concerns raised during the consultation process are listed below. These have been considered during the design evolution of the Development to ensure concerns are addressed, as discussed in the SCI and Chapter 4 Alternatives of the ES:
- Loss of Green Belt;
 - Highways Concerns; and
 - The impact on local services and amenities.

Approach to Technical Studies

- 2.30 The EIA studies commenced at an early stage in the development process. The findings of these baseline environmental studies have played an important role in the design of the Development by defining the environmental sensitivities, constraints and opportunities associated with the Site.
- 2.31 The technical studies have been undertaken in accordance with current best practice.

Specific guidance used is referenced within each of the respective assessment chapters. The majority of assessments involved consultations with statutory and non-statutory bodies, desk-based research, site inspections and surveys, impact prediction and mitigation.

- 2.32 The assessment and conclusions of the ES are based on the description of the Development provided in Chapters 3 and accompanying figures. Chapter 5 sets out details of the construction phase of the Development, on which the ES is based.

Assessment Methodology

- 2.33 The EIA Regulations stipulate that an ES should identify, describe, and assess the likely significant effects of a development on the environment. Therefore, this ES identifies and assesses the likely significant effects of the Development in relation to the construction and operational phases. Environmental effects have been evaluated with reference to definitive standards and legislation where available. Where it has not been possible to quantify effects, qualitative assessments have been carried out, based on available knowledge and professional judgement. Where uncertainty exists, this has been noted in the relevant assessment chapter.

Structure of Technical Chapters

- 2.34 Each technical chapter of the ES (Chapters 6-13) has been set out broadly in line with Table 2.2 below. Chapter 5 provides information to allow the construction phase of the Development to be assessed by the disciplines set out in chapters 6-13.

Table 2.2: Structure of the Technical Chapters

Heading	Content
Introduction	Each of the technical chapters begins with an introduction providing context to the EIA completed.
Policy Context	This section includes a summary of policies of relevance to the environmental discipline and explains its purpose in the context of the Development and the ES.
Assessment Methodology	This section describes the method and approach employed in the assessment of likely significant effects, the criteria against which the significance has been evaluated, the sources of information used, and any technical difficulties encountered. Relevant legislation is also identified.
Baseline Conditions	This section describes and evaluates the baseline environmental conditions i.e. the current situation and anticipated changes over time assuming the Site remains undeveloped.
Likely Significant Effects	This section identifies the likely significant effects on the environment resulting from the Development during the construction and operational phases. A description of the likely significant effects of the Development and an assessment of their predicted significance is provided.
Mitigation Measures	This section describes the measures which would be implemented to mitigate against potential adverse impacts. Where possible, enhancement measures have also been proposed.

Heading	Content
Residual Effects	The residual effects, i.e. the remaining effects of the Development assuming implementation of the proposed mitigation measures, have been estimated and presented.
Cumulative Effects	This section considers the cumulative effects of the Development with committed developments identified within the vicinity of the Site. Any likely significant effects on the environment arising in this respect are set out in this section.
Summary	Each technical chapter concludes with a brief summary outlining the potential residual effects for the construction phase (short/medium) and operation (medium/long-term) phase of the Development.

Baseline Conditions

- 2.35 The ES includes a description of the prevailing environmental conditions, the 'Baseline Conditions', against which the likely significant environmental effects of the Development have been assessed. These are taken to be the conditions at the time or immediately prior to the submission of the planning application. Each technical assessment has also identified the Future Baseline conditions in the absence of the Development.

Determining Significance

- 2.36 It is broadly accepted that significance reflects the relationship between two factors:
- The actual change taking place to the environment (i.e. the magnitude or severity of an effect); and
 - The sensitivity, importance or value of the affected resource or receptor.

Magnitude

- 2.37 The magnitude of an effect is often quantifiable in terms of, for example, extent of land take, or predicted change in noise levels. A methodology for determining the scale, or magnitude, of effect is set out in Table 2.3 below.

Table 2.3: Methodology for Assessing Magnitude

Magnitude of Impact	Criteria for Assessing Effect
Major	Total loss or major/substantial alteration to key elements/features of the baseline conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character / composition / attributes of the baseline condition will be similar to the pre-development circumstances/situation.

Magnitude of Impact	Criteria for Assessing Effect
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

Sensitivity

2.38 The sensitivity, importance or value of the resource or receptor is normally derived from:

- Legislative controls;
- Designated status within the land use planning system;
- The number of individual receptors such as residents;
- An empirical assessment on the basis of characteristics such as rarity or condition; and/or
- Ability of the receptor to absorb change.

2.39 The sensitivity of a receptor is based on the relative importance of the receptor using the scale in Table 2.4 below.

Table 2.4: Methodology for Assessing Sensitivity

Sensitivity	Examples of Receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character, or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.

Significance

2.40 The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the impacts can be beneficial or adverse. Table 2.5 below shows how magnitude and sensitivity interact to derive effect significance.

Table 2.5: Methodology for Assessing Significance

Magnitude	Sensitivity		
	High	Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor Adverse/Beneficial - Negligible
Negligible	Negligible	Negligible	Negligible

2.41 The above magnitude and significance criteria have been provided as a guide for technical

specialists to assess impact significance. Where discipline specific methodology has been applied that differs from the generic criteria above, this has been clearly explained within the given chapter under the heading of 'Assessment Methodology'.

2.42 The significance criteria takes into account the following factors:

- The value of the resource (international, national, regional and local level importance);
- The magnitude of impact;
- The duration involved;
- The reversibility of the effect; and
- The number and sensitivity of receptors.

Mitigation

2.43 Any adverse environmental effects have been considered for mitigation at the design stage and, where practicable, specific measures have been put forward. Measures have been considered based on the following hierarchy of mitigation:

- Avoidance;
- Reduction;
- Compensation;
- Remediation; and
- Enhancement.

2.44 Where the effectiveness of the mitigation proposed has been considered uncertain, or where it depends upon assumptions of operating procedures, data and/or professional judgement has been introduced to support these assumptions.

2.45 Mitigation recommended during the construction phase would be set out in the CEMP to be agreed with RBC prior to the commencement of work and implemented throughout the duration of the works. Outline mitigation measures to be included in a future CEMP are set out in Chapter 5 of this ES: Construction Methodology and Phasing.

2.46 Mitigation to be implemented during the operational phase would be secured through planning conditions and obligations.

Residual Effects

- 2.47 The likely significant effects on the environment, assuming the successful implementation of mitigation measures proposed, have been identified within each chapter.

Cumulative and Interactive Effects

Cumulative Effects

- 2.48 A requirement of the EIA Regulations is to assess cumulative effects. Cumulative effects are generally considered to arise from the combination of effects from the Development and from other proposed or permitted schemes in the vicinity, acting together to generate elevated levels of effects. The assessment has been informed by paragraph 5(e) of Schedule 4 of the EIA Regulations, which states:

"A description of the likely significant effects of the development on the environment resulting from, inter alia: ... (e) the cumulation of effects with other existing and/ or approved projects..."

- 2.49 This ES duly considers the potential for likely significant effects on the environment resulting from 'existing and/ or approved' developments in the area coming forward at the same time as the Development. There is no formal framework to assessing cumulative schemes within the EIA Regulations. In order to assess the worst-case scenario, this assessment has chosen a proximity of 2km from the Site and also considered schemes that are reasonably foreseeable.
- 2.50 The following schemes have been identified that could have the potential to lead to likely significant cumulative effects on the environment. Table 2.6 provides details, and the location of the schemes are shown on Figure 2.1. These schemes have been agreed for assessment with RBC through the Scoping process (refer to Appendices 2.1 and 2.2).

Table 2.6: Cumulative Schemes

Figure 2.1 Ref.	Site and Planning Reference	Description of Development	Planning Status	Distance from the Site
1*	Land south of Cowm Top Lane, Castleton Planning Ref. 22/01190/FUL	Residential development comprising 495 dwellings with associated access, car parking, landscaping and infrastructure.	Pending Consideration	Approximately 200m north
2*	Castleton Sidings Policy JPA20	Delivery of around 125 dwellings, a temporary rail halt and car parking.	Places for Everyone Draft Allocation	Approximately 500m north west

Figure 2.1 Ref.	Site and Planning Reference	Description of Development	Planning Status	Distance from the Site
3	Stakehill Industrial Estate, Unit 61 Touchet Hall Road Middleton M24 2RW Planning Ref. 20/01439/FUL	Demolition of the existing industrial unit (Use Class B2/B8) and replacement with a new B2/B8 use facility, with ancillary office accommodation, service yards, vehicle parking and landscaping.	Granted subject to Conditions 23 February 2021	Approximately 750m south
4	Land at Royle Road, Castleton Planning Ref. 18/01399/FUL	Erection of 201 dwellings and a block of 24 apartments including the demolition of existing structures together with associated ground works to the north of the site, public open space, landscaping and vehicular access from Royle Road.	Granted subject to conditions - 12 August 2020	Approximately 1.5km north
5	Land At Hollin Lane Middleton Planning Ref. 15/01183/OUT 19/01183/REM	Outline application (including access) for up to 205 residential units (Use Class C3) with associated landscaping, open space, access arrangements and car parking (Resubmission of 14/00849/OUT). Submission of reserved matters (appearance, landscaping, layout and scale) for 90 dwellings pursuant to outline planning permission 15/01183/OUT (Phase 2).	Granted subject to Conditions 14 October 2016 Granted subject to Conditions 24 May 2021	Approximately 1.8km south west
6	Land Bound By Manchester Road, Hareshill Road And Pilsworth Road West Of Junction 19 Of The M62 Rochdale Planning Ref. 16/01399/HYBR	Part full/part outline planning application for the development of land at South Heywood, including the demolition of a number of existing on-site buildings and structures. Full consent sought for the construction of a new link road between Junction 19 of the M62 and Pilsworth Road, the widening of part of Pilsworth Road, together with associated junction improvements, landscaping, lighting and other works including the importation of material and engineering works in order to construct the link road. Outline consent (with all matters reserved for future approval except access) sought for a major mixed-use development comprising supporting residential uses comprising up to 1000	Granted Subject to Conditions 31 March 2020	Approximately 2km west

Figure 2.1 Ref.	Site and Planning Reference	Description of Development	Planning Status	Distance from the Site
		dwelling (Class C3); employment uses (Classes B2/B8) comprising up to 135,460m ² Gross Internal Area(GIA); a new primary school (Class D1); Class A1/A2/A3/A5 uses comprising up to 2500m ² GIA which includes no more than 499m ² of A1 uses; together with associated landscaping, open space and sports pitches, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other works ancillary thereto.		
7*	Land off Don Street, Middleton Planning Ref. 21/00744/FUL	Residential development of 311 dwellings (Use Class C3) with associated infrastructure, landscaping and access.	Granted subject to conditions - 13 September 2022	Approximately 2km south west

*These schemes have been added following receipt of the RBC Scoping Opinion

2.51 Each of the technical assessments (Chapters 6-13) considers the likely significant cumulative effects of the Development with the cumulative schemes set out in Table 2.6. The level of detail of assessment has been dependent on the information available for each scheme and has generally been undertaken in a qualitative manner. Where no cumulative effects are predicted, this has also been stated.

2.52 The interrelationship between likely significant effects (interactive effects) is included in Chapter 14: Summary and Residual Effects.

Assumptions and Limitations

2.53 The principal assumptions that have been made and any limitations that have been identified in preparing this ES are set out below. Assumptions relevant to specific topics have been made in the appropriate chapter. General assumptions include the following:

- Assessments assume the baseline conditions at the time of ES preparation (2023) unless otherwise stated in the technical chapter;
- Chapter 10 (Air Quality) and Chapter 11 (Noise and Vibration) use data derived from Chapter 9 (Transport) traffic model flows provided by the transport consultant, who has modelled traffic on opening/future years of the Development;

- It is assumed that the current surrounding land uses do not change, with the exception of the cumulative developments identified;
- Assessments are based on published sources of information and primary data collection. Sources are provided as necessary;
- Assessments are based on the description of Development set out in Chapter 3 and the anticipated construction methodology and programme described in Chapter 5 of this ES;
- Information received by third parties is complete and up to date;
- The design, construction and completed stages of the Development will satisfy minimum environmental standards, consistent with contemporary legislation, practice and knowledge;
- Significant environmental effects have been assessed using the parameter plans and Phase 1 detailed plans (refer to Figures 3.1 and 3.2);
- Each chapter within the ES sets out the limitations and assumptions regarding any assessment scenarios that have been established in order to assess the Development;
- Conditions will be attached to the planning permission that will control disturbance during the construction works;
- Necessary off-site services infrastructure for the Development will be provided by statutory undertakers; and
- The planning permission, when granted, will contain conditions that will be sufficient to limit the Development to what has been assessed.

Objectivity

- 2.54 The technical studies undertaken within the ES have been progressed in a transparent, impartial, and unbiased way with equal weight attached, as appropriate, to beneficial and adverse effects. Where possible, this has been based upon quantitative and accepted criteria together with the use of value judgments and expert interpretations.
- 2.55 The assessment has been explicit in recognising areas of limitation within the ES and any difficulties that have been encountered, including assumptions upon which the assessments are based. Where appropriate, the assessment of significance has been given confidence levels.

REFERENCES

- ⁱ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017 No. 571) (as amended) (2018 No.695)
- ⁱⁱ <https://www.gov.uk/guidance/environmental-impact-assessment>
- ⁱⁱⁱ <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/submission-documents/>
- ^{iv} Catchment Based Approach Data Hub, Historic Landfill Sites, Link:
<https://data.catchmentbasedapproach.org/datasets/historic-landfill-sites/explore?location=52.824396%2C-2.425850%2C7.85>
- ^v Guidance Note 01/20. Guidance Notes for the Reduction of Obtrusive Light (2020). Institute of Lighting Professionals.
- ^{vi} British Standards EN 13201-2:2015 Road Lighting Performance requirements.
- ^{vii} British Standards EN 13201-2:2015 Road Lighting Performance requirements.