



Trustees of J.P. Milne Will Trust **STAKEHILL INDUSTRIAL ESTATE**

Environmental Statement Volume I Chapter 5 –
Approach to EIA

March 2025

PROJECT NO. 62262051





The Milne Trust

LAND NORTH AND EAST OF STAKEHILL INDUSTRIAL ESTATE

Environmental Statement Volume I
Chapter 5 - Approach to EIA

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Environmental Statement Volume I
Chapter 5 - Approach to EIA

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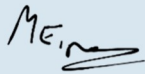
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5 APPROACH TO EIA

5.1 INTRODUCTION

- 5.1.1. This chapter outlines the approach to the Environmental Impact Assessment (EIA), in particular the objectives and overall strategy for the EIA developed by WSP and the wider Project Team. Scoping has been an ongoing process which is documented within this chapter, alongside the evidence base associated with those factors and elements scoped out of the assessment.
- 5.1.2. The approach to consultation is also outlined in this chapter, together with the approach to proportionate assessment including the assessment criteria and the methodology for assessing cumulative effects.
- 5.1.3. The EIA has been undertaken in accordance with the EIA Regulations 2017 (**Ref. 5.1**), National Planning Practice Guidance (**Ref. 5.2**), IEMA's Environmental Impact Assessment Guide to Shaping Quality Development (**Ref. 5.3**) and guidance specific to the factors assessed (as listed in technical chapters 6 to 12).
- 5.1.4. A detailed overview of the Site's status in relation to relevant planning policy is discussed within the Planning Statement, which has been submitted within the planning application alongside this Environmental Statement (ES).
- 5.1.5. This guidance provides a common governing framework and methodology for the entire environmental assessment as reported in this ES. Where exceptions have been made to the adoption of the approach in a particular discipline, it is described and explained in the relevant chapter, as is any occasion where guidance specific to a particular technical discipline has been applied, including assumptions and / or limitations which are particular to a single assessment.

5.2 OBJECTIVES OF THE EIA

- 5.2.1. The key objectives of the EIA are as follows:
- Set the legal framework;
 - Document the consultation process;
 - Consider the alternatives to the Proposed Development;
 - Establish baseline environmental conditions at the Site and within the surrounding area;
 - Identify likely significant environmental effects during the design process so that some effects can be avoided, prevented, reduced or, if possible, offset prior to the assessments within the ES (i.e. demonstrating an iterative approach to EIA);
 - Identify, predict and assess the environmental effects associated with the Proposed Development: beneficial and adverse; permanent and temporary; direct and indirect and short / medium / long term; significant or not significant;
 - Identify, predict and qualitatively assess the cumulative effects of the Proposed Development including those associated with the other developments;
 - Identify suitable mitigation measures to avoid, prevent, reduce or, if possible, offset likely significant adverse effects on the environment and identify the likely significant residual effects following the implementation of these measures; and
 - Identify monitoring measures where likely significant residual adverse effects are identified.

- 5.2.2. Although not a requirement of the EIA Regulations 2017, opportunities for environmental enhancement are also explored.

5.3 SCREENING (REGULATIONS 5, 6 AND 7) AND SCOPING (REGULATION 15)

SCREENING

- 5.3.1. As set out in Section 1.3 of **Chapter 1: Introduction**, screening has not been undertaken for the Proposed Development. Through consultation with Rochdale Council (RBC) it was agreed that the Proposed Development would require EIA and therefore screening was not required. Scoping was subsequently undertaken.

SCOPING REPORT

- 5.3.2. As set out in Section 1.3 of **Chapter 1: Introduction**, an EIA Scoping Report was submitted to RBC on 04 April 2024 alongside a request for a formal Scoping Opinion in accordance with Regulation 15(1) of the EIA Regulations 2017. As part of RBC's responsibility under Regulation 15(4) of the EIA Regulations 2017, consultation was undertaken and the Scoping Report was uploaded to the public planning register for review.
- 5.3.3. Nearby residents were also able to comment on the EIA Scoping Report.

SCOPING OPINION

- 5.3.4. The EIA Scoping Opinion (**Appendix 1-2**) which included comments from statutory consultees and nearby residents, was received from RBC on 8 October 2024.
- 5.3.5. Following the EIA Scoping exercise and further consultation, the following technical disciplines are scoped into the EIA and assessed within this ES:
- Air Quality (**Chapter 6**);
 - Ecology (**Chapter 7**);
 - Landscape and Visual (**Chapter 8**);
 - Noise and Vibration (**Chapter 9**);
 - Population and Human Health (**Chapter 10**);
 - Traffic and Transport (**Chapter 11**);
 - Water Resources, Flood Risk and Drainage (**Chapter 12**);
- 5.3.6. The technical disciplines and their associated likely significant environmental effects have been taken forward and assessed within this ES.

FACTORS/ELEMENTS SCOPED OUT OF THE ASSESSMENT

- 5.3.7. As part of the EIA scoping process, a number of factors and/or elements have been scoped out of the EIA and are therefore not reported in this ES. **Table 5-1** summarises this aspect of the process and the justification for scoping out these factors/elements.

Table 5-1 – Factors and elements scoped out of the assessment

Factor/element scoped out	Justification
Daylight, Sunlight and Overshadowing	The site is located on the northern edge of Stakehill Industrial Estate and existing surrounding uses, including residential and industrial uses and road infrastructure, 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 11 and BS 5489-1:201312 and BS EN 13201-2:201513. The Proposed Development will aim to minimise the impact on daylight, sunlight and overshadowing to the surrounding areas. The proposed buildings' massing, height and distance to the sensitive receptors (such as residential buildings or outdoor amenity areas) will be considered to ensure that the impact of the Proposed Development is kept as low as possible. It is not anticipated that the height of either the B2 and B8 developments will exceed the heights of the surrounding industrial areas, therefore having minimal effect on the environment. Despite the sensitivity of the residential areas, significant effects arising from the Proposed Development during either the construction or operational phase are not anticipated. The location of the Proposed Development is of a significant distance from the residential area, and therefore will not present any daylight, sunlight or overshadowing effects. It is proposed that due to the absence of likely effects, including significant effects, Daylight, Sunlight and Overshadowing requires no further assessment in the EIA.
Arboriculture	An arboricultural survey has been undertaken in accordance with BS5837 and a separate Arboricultural Impact Assessment has been prepared as part of the planning application covering arboricultural impacts and mitigation. Chapter 7: Ecology and Chapter 8: Landscape and Visual of this ES will include a summary of the arboricultural impacts. It is therefore considered that no further assessment is required in the EIA.
Waste	Waste generated during the construction and operation of the Proposed Development will be managed in accordance with legal requirements and is not anticipated to result in any likely significant environmental effects since the waste is expected to be typical of that associated with commercial-led developments. In addition, during the construction phase the preference will be to re-use material on site, where possible, so that no significant volumes of excavated material need to be removed from the Site for off-site disposal. It is therefore considered that no further assessment is required in the EIA.
Landscape	
Landscape features in the Site area	Existing hedgerows and intermittent hedgerow trees potentially lost due to the development are not considered to be of landscape significance.
Visual receptors beyond 1 km distance from the Site	Visual screening and enclosure around the Site provided by existing buildings and vegetation are likely to reduce the potential effect to less than significant.

Factor/element scoped out	Justification
Viewpoints less than 1 km distance from the Site that have not been identified	Desk study indicates that there are unlikely to be other receptors which are likely to be significantly affected.
Noise and Vibration	
Noise from small-scale construction activities	Expected to be negligible due to low-intensity construction methods and adherence to best practice guidance.
Noise impacts at receptors more than 1 km away	Noise predictions and baseline data indicate that significant noise effects are unlikely beyond this distance due to attenuation and screening by existing structures.
Ground Conditions and Contamination	
Physical effects to ground during construction and operation	The Proposed Development has the potential to cause physical effects, however these will be assessed as part of the Local Authority EHO Processes through ground investigations, risk assessments and preparation of a remediation strategy.
Mineral resources during construction	No mineral resources or local geological SSSI sites within the Site boundary.
Ground contamination during construction and operation	Potential effects to human health and groundwater from ground contamination have potentially been identified, however these will be assessed as part of the Local Authority EHO Planning Processes as above.
Polluting substances during construction and operation	The Proposed Development has the potential to introduce new sources of contamination associated with the accidental loss/spillage of fuels and oils, however these will be assessed as part of the Local Authority EHO Planning Processes as above.
Soils re-use and waste during construction	The Proposed Development may intend to re-use soils and has the potential to create waste depending on the final development plans. The re-use of soil materials will be addressed within the Local Authority EHO Planning Process as above.
Traffic and Transport	
Construction traffic	Construction traffic movements are temporary in nature and it is anticipated that the majority of these will occur outside of the traditional peak hours for background traffic reflecting the start and finish times for workers on Site and day to day construction operations. As such, it is unlikely that the addition of construction traffic will have a detrimental effect on the operation of the junctions or highways serving the Site.
Other Issues	
Severe weather – storms and gales, cold and snow, heatwave and draught during construction and operation	The Proposed Development will be designed in accordance with the applicable safety standards to withstand such severe weather events.

Factor/element scoped out	Justification
Space weather – solar flares, solar energetic particles, coronal mass ejections Earthquakes / ground instabilities during construction Wildfires	There is no sources of these for the Site.
Volcanic eruptions	Volcanic eruptions occur outside of the UK and are not linked to the Proposed Development.
Human diseases during construction and operation	The Proposed Development does not generate any pathway between the residential areas around the site (the source) and the Site. Human interaction is limited to the workforce.
Animal diseases – diseases spread from animals to humans and diseases which cannot spread to humans	There is no pathway as the Proposed Development does not generate interaction with animals.
Electricity failure System failure	Any electricity or system failure will not impact EIA topics/receptors and may only limit construction work.
Major transport accidents during construction and operation	There is a risk of accidents including HGVs during construction. There is also a risk of additional HGV traffic causing accidents during operation. Measures within Chapter 11: Traffic and Transport will minimise and remove any likely significant effects.
Industrial and urban accidents during construction and operation	There are no sources close to the Site, according to the Health and Safety Executives COMAH search tool.
Industrial action during construction	Construction is not anticipated to be undertaken by labour associated with trade unions.
Public disorder	This is not anticipated. Public disorder is rare in the UK and where it does occur is typically in a larger urban area.
Malicious attacks – crowded places; transport systems; infrastructure; cyber attacks; and chemical, biological, radiological and nuclear	There is no source for this, although the Proposed Development is located close to Rochdale, the Proposed Development is not of national or regional significance and would not be targeted for attacks.
Unexploded ordnance (UXO) during construction	The UXO risk identified by Zetica is low.

Factor/element scoped out	Justification
Electro-magnetic fields	The Proposed Development will not introduce static electric and electromagnetic fields.
Exposure to high voltage during construction	The Proposed Development will likely include high voltages for construction, however these will be utilised in accordance with industry best practice to minimise harm and remove pathway.

5.4 CONSULTATION

- 5.4.1. In addition to the formal consultation undertaken in conjunction with the scoping process, technical and public consultation has been undertaken.

TECHNICAL CONSULTATION

- 5.4.2. As part of the EIA process, technical consultation with a range of statutory and non-statutory consultees has been ongoing. Details of the technical consultation undertaken for each assessment is provided in the respective technical chapters.

PUBLIC CONSULTATION

- 5.4.3. Public consultation was undertaken by means of a letter drop and the website outlined below. Further public engagement was undertaken to understand the opinions of local people and stakeholders comprising the following:
- Distributing 91 leaflets (via Royal Mail) to the nearest residential properties and businesses to the Site;
 - Issuing of letters to local Ward and County Councillors inviting them to a meeting if requested;
 - Telephone lines to enable those without internet access to find out more information and engage in the consultation event;
 - Launching a section on existing website (www.milnetruststakehill.co.uk) to host a virtual public exhibition with plans and information, and the ability to provide feedback via both a questionnaire and emails/telephone if needed; and
 - Providing an email address for comments to be provided by Monday 3rd February 2025.

5.5 APPROACH TO THE ASSESSMENT OF THE PROPOSED DEVELOPMENT

- 5.5.1. This section outlines the phases of the Proposed Development that have been assessed, together with the approach to the baseline conditions, future baseline conditions, cumulative effects and design tolerances. It also sets out the overarching approach to the EIA, together with project specific requirements for the assessment of effects.
- 5.5.2. The Proposed Development has been assessed against the description, design principles and tolerances and supporting plans as detailed in **Chapter 3: Description of the Proposed Development**. The maximum extent of the planning application boundary and building footprint / height has been assessed as the worst-case situation. There is therefore some degree of flexibility to allow the Proposed Development to evolve (i.e. reduce in size) if necessary.

BASELINE SCENARIO

- 5.5.3. Baseline information (environmental characteristics and conditions) has been collated based upon surveys undertaken and desk based information available at the time of the assessment. Technical chapters 6 to 12 provide details of the baseline information and a summary is provided in **Chapter 2: The Existing Site**. Any limitations in establishing the baseline are described in technical chapters 6 to 12.
- 5.5.4. The baseline conditions for the purpose of the ES are representative conditions as of March 2025, any differences from this scenario will be clearly outlined within technical chapters 6 to 12.
- 5.5.5. The dates of surveys and the dates when data sources have been accessed are provided within technical chapters 6 to 12.

FUTURE BASELINE

- 5.5.6. The assessment has also taken into consideration the likely evolution of the current state of the environment (baseline scenario) without implementation of the Proposed Development, as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge, known as the future baseline.
- 5.5.7. The future baseline scenario is summarised in **Chapter 2: The Existing Site** and technical chapters 6 to 12.
- 5.5.8. Due to the limitations, necessary assumptions and lack of evidence associated with the future baseline (i.e. it cannot be accurately measured), a detailed consideration of the effects of the Proposed Development against the future baseline would generally not result in a robust assessment. However, consideration has been given, in descriptive terms, within each technical chapter of the likely significant environmental effects arising from the Proposed Development in relation to the future baseline.
- 5.5.9. For some assessments, such as **Chapter 6: Air Quality**, **Chapter 9: Noise and Vibration** and **Chapter 11: Traffic and Transport**, the future baseline are a required part of the methodology. Further detail is provided in each of these chapters, where relevant.

ASSESSMENT OF MAJOR ACCIDENTS AND DISASTERS

- 5.5.10. Schedule 4(8) of the EIA Regulations 2017 states that the ES must include the following:
“A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned.... Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies”.
- 5.5.11. As stated in **Table 5-1**, due to the nature of the Proposed Development, it is unlikely that major accidents and/or disasters could occur. Measures are included in the Construction Environmental Management Plan (CEMP) to limit the risk of major accidents and/or disasters during construction and all required processes will be followed in relation to the design and maintenance of the Proposed Development, such as:
 - **Flooding:** The majority of the Site is located within a Flood Zone 1 (i.e. it has a low probability of flooding from rivers or the sea). As discussed in **Chapter 12: Water Resources, Flood Risk and**

Drainage, the southern and western Site boundary are at risk of surface water flooding. Following the implementation of mitigation measures as set out in the Flood Risk Assessment and Surface Water Drainage Strategy (inclusive of Sustainable Urban Drainage Systems (SuDS)), the effect of changes to the risk of flooding during the construction and operational stages are not anticipated to be significant. Therefore, the risk of a major accident or disaster associated with flooding is considered to be as low as reasonably practicable;

- **Security:** Major accidents or disasters relating to security could occur, for example, due to vandalism, arson or terrorist events. The Proposed Development will incorporate security measures which will reduce the risk of a major accident or disaster related to security to as low as reasonably practicable, for example, the erection of security hoarding during the construction stage, and security measures such as work areas being fenced off from the general public will be implemented on Site during operation;
- **Severe Weather:** Severe weather includes storms and gales, lightning, sub-zero temperatures and heavy snow and heatwaves. The Proposed Development will be designed in accordance with the applicable safety standards to withstand such severe weather events. Therefore, the risk of a major accident or disaster associated with severe weather is considered to be as low as reasonably practicable.
- **Construction:** Major accidents and disasters associated with the construction of the Proposed Development are considered to be as low as reasonably practicable. The construction of the Proposed Development will be managed and undertaken by competent contractors and will be subject to suitable method statements for all activities;
- **Fire:** The design of the Proposed Development will follow good practice guidance to reduce the risk of a major accident or disaster associated with fire during the operational stage of the Proposed Development to as low as reasonably practicable. In addition, fire suppression systems would be included in the detailed design where required; and
- **Unexploded Ordnance (UXO):** The Site is located within an area described as at low risk of UXO (**Ref. 5.4**), therefore the risk of a major accident or disaster associated with UXO is considered to be as low as reasonably practicable.

- 5.5.12. This review did not identify any likely significant effects from major accidents or disasters that would require assessment under the EIA Regulations 2017, and therefore major accidents and disasters are not considered further in this ES.

PHASES OF THE PROPOSED DEVELOPMENT

- 5.5.13. Consideration has been given to construction and operational phases of the Proposed Development. An overall summary of the anticipated construction and operational phase timeframes is presented in **Chapter 3: Description of the Proposed Development**, which has been considered in technical chapters 6 to 12.

DESIGN PRINCIPLES

- 5.5.14. Further information regarding design principles is provided in **Chapter 3: Description of the Proposed Development**. There will be a degree of flexibility within some of the parameter plans to allow the Proposed Development to evolve through the detailed design stages and reserved matters applications.

ASSESSMENT CRITERIA

- 5.5.15. The classification of each effect identified has been assessed based on the magnitude of change (or impact) due to the Proposed Development and the sensitivity/value of the affected receptor to change, as well as a number of other factors that are outlined in more detail below. The classification of residual effects has been assessed with regard to the extent to which additional mitigation measures will avoid, prevent, reduce or, if possible, offset adverse effects or enhance beneficial effects.
- 5.5.16. The assessments of likely effects presented in technical chapters 6 to 12 have taken into account a number of criteria to determine whether or not the likely effects are significant in terms of the EIA Regulations. Wherever possible and appropriate, the effects have been assessed quantitatively. The following criteria have been taken into account when classifying the likely effects:
- Relevant legislation and planning policy;
 - International, national, regional and local standards;
 - Likelihood of occurrence of the effect;
 - Geographical extent of effect;
 - Sensitivity and/or value of the receptor;
 - Magnitude and complexity of impact;
 - Whether the effect is temporary or permanent;
 - Duration (short, medium or long-term), frequency and reversibility of effect;
 - Whether the effect is direct or indirect, secondary or transboundary;
 - Inter-relationship between different effects (both cumulatively and in terms of likely effect interactions); and
 - The outcomes of consultations.
- 5.5.17. Where factor specific methodology deviates from this approach, for example, as a result of following factor specific guidance, this is set out in the methodology section of the technical chapter.

SENSITIVITY/VALUE OF RECEPTORS

- 5.5.18. The sensitive receptors considered within this ES are identified within technical chapters 6 to 12. The sensitivity of these receptors to change is also defined within technical chapters 6 to 12 and has been determined where available and appropriate by quantifiable data, the consideration of existing designations and professional judgement. The categories used (high, medium, low and negligible), unless otherwise stated, are shown in **Table 5-2**. Where factor specific methodology deviates from this approach, for example, as a result of following factor specific guidance, this is set out in the methodology section of the technical chapter.

MAGNITUDE OF CHANGE (IMPACT)

- 5.5.19. The magnitude of change (impact) is predicted as a deviation from the established baseline conditions, as a result of the Proposed Development. The magnitude of these changes is also defined within technical chapters 6 to 12 and has been determined where available and appropriate by quantifiable data, available appropriate national and international standards or limits (World Health Organisation (WHO) Limits, European Union (EU) Quality Standards, etc.) and professional judgement. The scale used (high, medium, low and negligible), unless otherwise stated, is shown in **Table 5-2**.

- 5.5.20. The magnitude of change identified is based on the peak potential magnitude of change, i.e. the greatest likely magnitude of change that may be experienced by a sensitive receptor (existing or proposed).

CLASSIFYING EFFECTS

- 5.5.21. Determining the classification of effects has been undertaken using professional judgements (assumptions and value systems) that underpin the attribution of significance. Each effect has been assessed against the sensitivity of the receptor and the magnitude of change, as shown in **Table 5-2**. Where more than one effect classification exists for any given scenario (e.g. slight or moderate), professional judgement is used to assign a single effect classification.

Table 5-2 – Matrix for Classifying Effects

		Sensitivity of Receptor / Receiving Environment to Change			
		High	Medium	Low	Negligible
Magnitude of Change	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

- 5.5.22. The terms as used within **Table 5-2** have been defined below, applying to both beneficial and adverse effects:
- **Major beneficial or adverse effect** - where the Proposed Development would cause a large improvement (or deterioration) to the existing environment;
 - **Moderate beneficial or adverse effect** - where the Proposed Development would cause a noticeable improvement (or deterioration) to the existing environment;
 - **Minor beneficial or adverse effect** - where the Proposed Development would cause a small improvement (or deterioration) to the existing environment; and
 - **Negligible** - no discernible improvement or deterioration to the existing environment as a result of the development.
- 5.5.23. Unless otherwise stated in the technical chapters of this ES, effects that are classified as **moderate or above** are considered to be significant. Effects classified as below **moderate** are considered to be not significant.
- 5.5.24. Tables summarising the potential effects associated with each factor, required mitigation measures and residual effects are provided at the end of each technical chapter. The tables provide a clear distinction of the type of effect:
- Beneficial or adverse;
 - Permanent or temporary;
 - Direct or indirect;
 - Short, medium or long-term;

- Secondary, cumulative or transboundary; and
- Significant or not significant.

5.5.25. In terms of the duration of an effect, short-term has been considered as 2 year(s) (or below), a medium-term effect has been considered to be between 2 and 10 years in duration and a long-term effect has been considered to be greater than 10 years in duration. Any variation to these definitions arising, for example, from differences in assessment methodology or guidance is explained in technical chapters 6 to 12.

MITIGATION AND MONITORING

- 5.5.26. Additional (secondary and tertiary) mitigation describes actions that will require further activity in order to achieve the anticipated outcome, and measures that will be required regardless of any EIA assessment, as it is imposed, for example, as a result of legislative requirements and/or standard sectoral practices. Examples of secondary mitigation include additional detailed design to comply with elements such as proposed lighting limits. Examples of tertiary mitigation include considerate contractor's practices that manage activities which have potential nuisance effect (e.g. through the implementation of a CEMP).
- 5.5.27. Where likely significant adverse effects have been identified in the assessment, measures to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment are described. Monitoring is required where there are significant adverse residual effects. In some cases, for instance where there is uncertainty that residual effects remain, it may also be appropriate to implement monitoring.
- 5.5.28. Proposed additional mitigation and monitoring measures are set out within technical chapters where necessary. **Chapter 3: Description of the Proposed Development** sets out the embedded (primary) mitigation required as part of the Proposed Development. The mechanism by which the measures are to be secured is also recorded.

5.6 CUMULATIVE EFFECTS

- 5.6.1. Schedule 4(5)(e) of the EIA Regulations 2017 states that the ES should include a description of the likely significant effects of the development on the environment resulting from:
- 'the cumulation of effect with other existing and / or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources.'*
- 5.6.2. Regulation (4)(2)(e) refers to the need to assess:
- 'the interaction between the factors referred to in sub-paragraphs (a) to (d).'*
- 5.6.3. There is no widely accepted methodology or best practice for assessing cumulative effects, although various guidance documents exist. The approach for assessing cumulative effects was outlined in the EIA Scoping Report (**Appendix 1.1**), and is summarised below. The approach adopted is based on previous experience, the types of receptors being assessed, the nature of the Proposed Development, the other developments under consideration and the information available to inform the assessment. The assessment of cumulative effects is presented in technical chapters 6 to 12 and **Chapter 13: Cumulative Effects**.
- 5.6.4. Effect interactions, or intra-project effects, are the combined or synergistic effects caused by the combination of effects of the Proposed Development on a particular receptor which may collectively

cause a greater effect than individually. In-combination, or inter-project effects are the combined effects of the Proposed Development on a common receptor together with other developments.

- 5.6.5. Through analysis of RBC's online planning portal (**Ref. 5.5**), a number of other developments have been identified and are considered within this ES. Agreement upon these other developments to be sought from RBC. Further details regarding the scope and methodology of the assessment of cumulative effects, the identification of relevant other developments and a description of those included within the assessment are provided in **Chapter 13: Cumulative Effects**.

5.7 ENVIRONMENTAL ENHANCEMENT

- 5.7.1. Although not a requirement of the EIA Regulations 2017, opportunities for environmental enhancement are also explored. However, environmental enhancement measures are not taken account of in the assessment of likely significant effects.

5.8 LIMITATIONS AND ASSUMPTIONS

- 5.8.1. Schedule 4(6) of the EIA Regulations 2017 states that an ES should include
'...details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved...'
- 5.8.2. Where there are limitations or assumptions used within the EIA, these are clearly identified in this ES. Limitations and assumptions specific to certain assessments have been identified in the appropriate technical chapters 6 to 12.

5.9 REFERENCES

- **Reference 5.1:** Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Statutory Instrument 2017 No. 571.
- **Reference 5.2:** Planning Practice Guidance. [Online] accessed via <https://www.gov.uk/government/collections/planning-practice-guidance>
- **Reference 5.3:** IEMA Environmental Impact Assessment Guide to Shaping Quality Development. [Online] accessed via https://www.iema.net/assets/uploads/iema_guidance_documents_eia_guide_to_shaping_quality_development_v7.pdf
- **Reference 5.4:** Zetica UXO (2022). Risk Maps. Available at: <https://zeticauxo.com/downloads-and-resources/risk-maps/>
- **Reference 5.5:** Rochdale Borough Council Planning Portal. [Online] accessed via [Simple Search](#) (publicaccess.rochdale.gov.uk)

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