

Salford City Council
Civic Centre
Chorley Road
Swinton
Manchester
M27 5AW

Our ref: SO/2022/122327/01-L01
Your ref: 22/80253/SCO
Date: 09 August 2022

Dear David,

REQUEST FOR SCOPING OPINION FOR A COMMERCIAL-LED MIXED-USE RE-DEVELOPMENT OF CIRCA 11.1 HECTARES OF LAND COMPRISING LEARNING AND INNOVATION USES, RETAIL AND HOSPITALITY USES, RESIDENTIAL USES AND A MULTI-MODAL MOVEMENT HUB, TOGETHER WITH ACCESS, PUBLIC REALM AND DRAINAGE IMPROVEMENTS

LAND TO THE NORTH OF FREDERICK ROAD, BOUND BY LISSADEL STREET AND BROUGHTON ROAD EAST, AND LAND TO THE SOUTH OF FREDERICK ROAD BOUND BY WALLNESS LANE, UNIVERSITY ROAD AND THE ENWL DEPOT, TOGETHER WITH LAND AT DAVID LEWIS RECREATION GROU

Thank you for referring the above Environment Impact Assessment (EIA) Scoping Opinion Request which was received on 19th July 2022.

In order to inform our response, we have reviewed the EIA Scoping Report titled 'Salford Crescent Innovation Zone North' by CBRE, dated July 2022. We acknowledge and agree with the determination reached that the development proposal will meet the criteria of a 'Schedule 2 Development', as detailed under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Having reviewed the EIA Scoping Report, we note the following determinations have been made in relation to the forthcoming Environmental Statement (ES):

- 'Water Resources and Flood Risk', 'Waste and Materials' and 'Ground Conditions' have been 'Scoped-In'.
- 'Biodiversity' has been presently 'Scoped out' of the forthcoming ES. However, relevant technical reports associated with this topic will be provided as part of separate submissions under the forthcoming planning application.
- The topic 'Climate Resilience & Adaptation & In-Combination Climate Impacts' does not require a stand alone chapter and will be addressed where necessary through other technical reports.

We can confirm that we are satisfied with the above determination and the proposed scope of the ES for environmental matters within the planning remit and focus of the EA.

To assist with the preparation of the ES and other technical reports associated with the development proposal, we would like this opportunity to provide the following advice and guidance below to the applicant:

Environment Agency
9, Sentinel House Wellington Crescent, Fradley Park, Lichfield, WS13 8RR.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Ground Conditions

We welcome the inclusion of the 'Ground Conditions' Chapter within the forthcoming ES and acknowledge a Phase I Geotechnical and Geo-environmental Assessment has been prepared. Due to the former land use(s), soil and / or groundwater contamination may exist at the site with associated risks to controlled waters. We recommend that developers should:

- Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM), when dealing with land affected by contamination
- Refer to our [Guiding principles for land contamination](#) for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
- Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the [contaminated land](#) pages on gov.uk for more information
- Refer to ['The Environment Agency's approach to groundwater protection'](#)

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites.

Water Framework Directive (WFD) / Water Quality

The Water Framework Directive (WFD) (2000) has been included within the list of documents that will be consulted as part of the impact assessment for the 'Water Resources and Flood Risk' ES Chapter.

The site boundary submitted has a narrow section which extends up to the top of bank of the River Irwell. Under WFD Cycle 2, the River Irwell (WFD ID: GB112069061451) is a heavily modified waterbody classified as having a moderate overall status (ecological: moderate / chemical: fail).

From the details currently available, it does not appear that the proposals will involve significant interaction with the River Irwell where in Table 7.6.1 it is noted that the proposed development will not alter the physical form or function of the waterbody.

Nevertheless, we would advise the developer, given the proposals proximity to sensitive surface and groundwater receptors (the River Irwell and underlying aquifers), that careful consideration will need to be given as to how any surface or groundwater arising from construction from the development will be managed. Consideration will also need to be given as to how any surface water (further to the matter of discharge rates) arising from the completed development will be appropriately disposed of. This may require acknowledgement of how proposals comply with the [Water Framework Regulations 2017](#) (WFD) or ensuring that no adverse impact on water quality will be achieved.

Regulation 33 of the WFD, places a duty on public bodies and local authorities to have regard to' River Basin Management Plans (RBMPs) when exercising their functions. This means they must ensure they neither undertake nor authorise a project which may jeopardise:

- The current status of a WFD element or cause its deterioration

- The attainment of good status
- Pollution reduction measures
- Standards and objectives for protected areas

The relevant plan for the location of the development proposal is the [North-West RBMP](#).

Flood Risk

We note Table 7.6.1 of the EIA Scoping Report outlines the proposed scope for the 'Water Resources and Flood Risk' Chapter of the ES and we acknowledge this will be supported by a Flood Risk Assessment (FRA) and Below Ground Drainage Strategy.

Further to the above, the 'Baseline Condition' identifies that the site lies partially within the 1 in 1000 year flood extent (Flood Zone 2) according to our Flood Map for Planning (Rivers and Sea). As highlighted above, we note a narrow section of the site boundary extends up to the top of bank of the River Irwell. Given its proximity, the boundary may partially encroach into the 1 in 100 year flood extent (Flood Zone 3).

Further advice on what to include in a FRA can be found at <https://www.gov.uk/guidance/flood-risk-and-coastal-change#site-specific-flood-risk-assessment-all>.

Guidance on how to use climate change allowances in a site-specific FRA was updated in October 2021 for peak river flow allowances and May 2022 for peak rainfall allowances. Further information can be found here: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Waste-on-Site

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- Excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution.
- Treated materials can be transferred between sites as part of a hub and cluster project.
- Some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- The [position statement](#) on the Definition of Waste: Development Industry Code of Practice.
- The [waste management](#) page on GOV.UK.

Waste to be Taken Off-Site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the [hazardous waste](#) pages on GOV.UK for more information.

Advice to Applicant: EA Chargeable Planning Advice Service

Should you wish us to review any technical documents or want further detail technical advice associated with this planning / development proposal, we may do this as part of our charged for planning advice service.

Further engagement via this service will provide you with the opportunity to discuss and gain our views on potential before formally submitting further information as part of your planning application. It should also result in a better quality and more environmentally sensitive development.

As part of our charged for service we will provide a dedicated project manager to act as a single point of contact to help resolve any problems. We currently charge £100 per hour, plus VAT. We will provide you with an estimated cost for any further discussions or review of documents. The standard terms of our charged for service are available [here](#).

If you would like more information on our planning advice service, including a cost estimate, please contact: SPPlanning.RFH@environment-agency.gov.uk.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

Ms Anne-Marie McLaughlin
Planning Advisor

Direct e-mail anne-marie.mclaughlin@environment-agency.gov.uk