

M60/M62/M66 Simister Island Interchange

TR010064

ENVIRONMENTAL STATEMENT APPENDICES

APPENDIX 12.1 DETAILED PRIVATE PROPERTY AND HOUSING ASSESSMENT

APFP Regulation 5(2)(a)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning
(Applications: Prescribed Forms and
Procedure) Regulations 2009**

**M60/M62/M66 Simister Island Interchange
Development Consent Order 202[]**

**ENVIRONMENTAL STATEMENT APPENDICES
APPENDIX 12.1 DETAILED PRIVATE PROPERTY AND HOUSING
ASSESSMENT**

Regulation Reference	Regulation 5(2)(a)
Planning Inspectorate Scheme Reference	TR010064
Application Document Reference	TR010064/APP/6.3
Author	M60/M62/M66 Simister Island Interchange Costain Jacobs Partnership Project Team & National Highways

Version	Date	Status of Version
P01	April 2024	FOR DCO APPLICATION

CONTENTS

Appendix 12.1 Detailed private property and housing assessment.....	1
1.1 Detailed assessment tables for private property and housing.....	1

LIST OF TABLES

Table 1.1 Besses ward	2
Table 1.2 Holyrood ward.....	10
Table 1.3 Unsworth ward.....	14
Table 1.4 St Mary's ward	15

Appendix 12.1 Detailed private property and housing assessment

1.1 Detailed assessment tables for private property and housing

- 1.1.1 This appendix supports Chapter 12: Population and Human Health of the Environmental Statement (TR010064/APP/6.1).
- 1.1.2 Tables 1.1 to 1.4 set out the assessment of effects on private property and housing for each residential street on a community by community (ward) basis, for each ward within the land use and accessibility study area. As stated in paragraph 12.7.4 of Chapter 12: Population and Human Health of the Environmental Statement (TR010064/APP/6.1), there is no residential land use in Pilkington Park or Higher Blackley wards which have potential to be directly affected by the Scheme, therefore these two wards have not been included in this appendix.
- 1.1.3 Effects on private property and housing are shown on Figure 12.3: Key Population and Human Health Impacts of the Environmental Statement Figures (TR010064/APP/6.2) and summarised in Section 12.10 of Chapter 12: Population and Human Health of the Environmental Statement (TR010064/APP/6.1).
- 1.1.4 The mitigation measures summarised in Tables 1.1 to 1.4 are included in the Register of Environmental Actions and Commitments (REAC), contained within the First Iteration Environmental Management Plan (EMP) (TR010064/APP/6.5).

Besses ward

Table 1.1 Besses ward

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
Balmoral Avenue	Very high	Construction: Temporary possession of approximately 150m of the street to allow for potential utility diversions. This may result in intermittent disruption to access for approximately 16 properties for a period of approximately eight to 12 weeks. This would not compromise the use of the land for residential purposes.	<ul style="list-style-type: none"> Commitment PHH5 – Access to private properties will be maintained throughout construction where practicable. For residential properties where access will be directly affected during construction, an appropriate alternative temporary or permanent access will be provided where practicable Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) 	Negligible adverse	Slight adverse (temporary)
		Operation: No operational impact is anticipated.	N/A	No change	Neutral

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
Prestfield Road	Very high	Construction: Temporary possession of approximately 20m of street to allow for potential utility diversions. Likely occasional, intermittent disruption to access for one residential property during the construction phase for a period of approximately eight to 12 weeks. This would not compromise the use of the land for residential purposes.	<ul style="list-style-type: none"> Commitment PHH5 – Access to private properties will be maintained throughout construction where practicable. For residential properties where access will be directly affected during construction, an appropriate alternative temporary or permanent access will be provided where practicable Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) 	Negligible adverse	Slight adverse (temporary)
		Operation: No operational impact is anticipated.	N/A	No change	Neutral

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
Kensington Street	Very high	<p>Construction: No direct impact on residential properties anticipated. Temporary land take from a parking area for five cars to the west of Prestwich Court and access via Prestfield Road to allow for construction access, working areas and potential utility diversions for a period of approximately eight to 12 weeks. This would not compromise the use of the land for purposes.</p>	<ul style="list-style-type: none"> Commitment PHH5 – Access to businesses will be maintained throughout construction where practicable. For businesses where access will be directly affected during construction, an appropriate alternative temporary or permanent access will be provided where practicable Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) 	Negligible adverse	Slight adverse (temporary)
		<p>Operation: No operational impact is anticipated.</p>	N/A	No change	Neutral

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
Glendevon Place	Very high	Construction: Temporary land-take involving a strip of land to the rear of boundary fence of the back garden to allow for the construction of a retaining wall, which would affect approximately 15 properties for an estimated period of approximately 60 weeks. This would not compromise the use of the land for residential purposes.	<ul style="list-style-type: none"> Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) 	Negligible adverse	Slight adverse (temporary)
		Operation: No operational impact is anticipated.	N/A	No change	Neutral
Conisborough Place	Very high	Construction: Temporary land-take involving a strip of land to the rear of the boundary fence of the back gardens to allow for construction of a retaining wall, which would affect eight properties for an estimated period of approximately 60 weeks. This would not compromise the use of the land for residential purposes.	<ul style="list-style-type: none"> Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) Commitment PHH17 – A Community Liaison Manager will be appointed in the pre-construction to oversee liaison with affected residents regarding phasing and timing of construction works 	Negligible adverse	Slight adverse (temporary)

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
		Operation: No operational impact is anticipated.	N/A	No change	Neutral
Marston Close	Very high	Construction: Temporary possession of approximately 60m of street to allow for utility connections. Likely occasional, intermittent disruption to access for approximately 70 residential properties for a period of approximately four weeks. This would not compromise the use of the land for residential purposes.	<ul style="list-style-type: none"> Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) 	Negligible adverse	Slight adverse (temporary)
		Operation: No operational impact is anticipated.	N/A	No change	Neutral

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
Mode Hill Lane	Very high	Construction: Temporary possession of lane with permanent access rights to allow for utility connections to the main construction compound. Likely occasional, intermittent disruption to access for approximately 15 residential properties for an estimated period of six to 12 weeks with the use of temporary traffic lights. This would not compromise the use of the land for residential purposes.	<ul style="list-style-type: none"> Commitment PHH5 – Access to private properties will be maintained throughout construction where practicable. For residential properties where access will be directly affected during construction, an appropriate alternative temporary or permanent access will be provided where practicable Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) 	Negligible adverse	Slight adverse (temporary)
		Operation: No operational impact is anticipated.	N/A	No change	Neutral
Hardman's Road	Very high	Construction: No construction impact is anticipated.	N/A	No change	Neutral
		Operation: No operational impact is anticipated.	N/A	No change	Neutral

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
North Circle	Very high	Construction: No construction impact is anticipated.	N/A	No change	Neutral
		Operation: No operational impact is anticipated.	N/A	No change	Neutral
Derwent Close	Very high	Construction: No construction impact is anticipated.	N/A	No change	Neutral
		Operation: No operational impact is anticipated.	N/A	No change	Neutral
Duddon Close	Very high	Construction: No construction impact is anticipated.	N/A	No change	Neutral
		Operation: No operational impact is anticipated.	N/A	No change	Neutral
Derwent Avenue	Very high	Construction: No construction impact is anticipated.	N/A	No change	Neutral
		Operation: No operational impact is anticipated.	N/A	No change	Neutral
Leven Walk	Very high	Construction: No construction impact is anticipated.	N/A	No change	Neutral
		Operation: No operational impact is anticipated.	N/A	No change	Neutral

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
Heybrook Walk	Very high	Construction: No construction impact is anticipated.	N/A	No change	Neutral
		Operation: No operational impact is anticipated.	N/A	No change	Neutral
Heybrook Close	Very high	Operation: No operational impact is anticipated.	N/A	No change	Neutral
		Construction: No construction impact is anticipated.	N/A	No change	Neutral
Brathay Close	Very high	Operation: No operational impact is anticipated.	N/A	No change	Neutral
		Construction: No construction impact is anticipated.	N/A	No change	Neutral
Rothay Close	Very high	Operation: No operational impact is anticipated.	N/A	No change	Neutral
		Construction: No construction impact is anticipated.	N/A	No change	Neutral

Holyrood ward

Table 1.2 Holyrood ward

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
Barnard Avenue	Very high	Construction: Temporary land-take affecting rear gardens of approximately five properties (up to 20% of garden areas). This would not compromise the use of the land for residential purposes.	<ul style="list-style-type: none"> • Commitment PHH5 – Access to private properties will be maintained throughout construction where practicable. For residential properties where access will be directly affected during construction, an appropriate alternative temporary or permanent access will be provided where practicable • Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) • Commitment PHH17 – A Community Liaison Manager will be appointed in the pre-construction to oversee liaison with affected residents regarding phasing and timing of construction works 	Negligible adverse	Slight adverse (temporary)

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
		Operation: No operational impact is anticipated.	N/A	No change	Neutral
Kenilworth Avenue	Very high	Construction: Temporary possession of street to allow for utility diversions. Likely occasional, intermittent disruption to access for approximately 37 residential properties for an estimated period of six to 12 weeks due to the use of temporary traffic lights. This would not compromise the use of the land for residential purposes.	<ul style="list-style-type: none"> Commitment PHH5 – Access to private properties will be maintained throughout construction where practicable. For residential properties where access will be directly affected during construction, an appropriate alternative temporary or permanent access will be provided where practicable Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) 	Negligible adverse	Slight adverse (temporary)
		Operation: No operational impact is anticipated.	N/A	No change	Neutral

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
Warwick Avenue	Very high	<p>Construction: Potential temporary possession of the turning area at northern end of Warwick Avenue to allow for potentially required utility diversions. This may result in intermittent disruption to access for approximately two properties for an estimated period of eight to 12 weeks. This would not compromise the use of the land for residential purposes.</p>	<ul style="list-style-type: none"> • Commitment PHH5 – Access to private properties will be maintained throughout construction where practicable. For residential properties where access will be directly affected during construction, an appropriate alternative temporary or permanent access will be provided where practicable • Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) • Commitment PHH17 – A Community Liaison Manager will be appointed in the pre-construction to oversee liaison with affected residents regarding phasing and timing of construction works 	Negligible adverse	Slight adverse (temporary)
		<p>Operation: No operational impact is anticipated.</p>	N/A	No change	Neutral

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
Warwick Close	Very high	Construction: Temporary possession of street to allow for utility diversions. Likely occasional, intermittent disruption to access for approximately eight residential properties for an estimated period of eight to 12 weeks. This would not compromise the use of the land for residential purposes.	<ul style="list-style-type: none"> Commitment PHH5 – Access to private properties will be maintained throughout construction where practicable. For residential properties where access will be directly affected during construction, an appropriate alternative temporary or permanent access will be provided where practicable Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) 	Negligible adverse	Slight adverse (temporary)
		Operation: No operational impact is anticipated.	N/A	No change	Neutral
Hollymount off Simister Lane	Very high	Construction: Temporary possession of lane with permanent access rights to allow for construction and maintenance access. Likely occasional, intermittent disruption to access for approximately five residential properties during the construction phase.	<ul style="list-style-type: none"> Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) 	Negligible adverse	Slight adverse (temporary)
		Operation: No operational impact is anticipated.	N/A	No change	Neutral

Unsworth ward

Table 1.3 Unsworth ward

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
Castle Road	Very high	Construction: Junction area with Griffie Lane is within the Order Limits to be used as a construction access route. Potential for intermittent disruption to three properties if accessed from west but no change from east. This would not compromise the use of the land for residential purposes.	<ul style="list-style-type: none"> Commitment PHH5 – Access to private properties will be maintained throughout construction where practicable. For residential properties where access will be directly affected during construction, an appropriate alternative temporary or permanent access will be provided where practicable Commitment PHH13 – All land subject to temporary possession will be restored to the original surveyed condition at the time of entry (unless otherwise agreed with the landowner) 	Negligible adverse	Slight adverse (temporary)
		Operation: No operational impact is anticipated.	N/A	No change	Neutral
St Georges Road	Very high	Construction: No construction impact is anticipated.	N/A	No change	Neutral

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
		Operation: No operational impact is anticipated.	N/A	No change	Neutral

St Mary's ward

Table 1.4 St Mary's ward

Receptor	Value/ sensitivity	Description of potential impact	Summary of mitigation in the REAC, contained within the First Iteration EMP (TR010064/APP/6.5)	Magnitude of impact	Significance of residual effect
Cross Avenue	Very high	Construction: No construction impact anticipated	N/A	No change	Neutral
		Operation: No operational impact is anticipated.	N/A	No change	Neutral
Stanley Avenue North	Very high	Construction: No construction impact anticipated	N/A	No change	Neutral
		Operation: No operational impact is anticipated.	N/A	No change	Neutral

Acronyms and initialisms

Acronym or initialism	Term
EMP	Environmental Management Plan
REAC	Register of Environmental Actions and Commitments