

Annex A: EIA Scoping and Environmental Statement Methodology

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Use of Competent Experts

- 1 Trium Environmental Consulting LLP (Trium) has been commissioned by the Applicant to prepare a statutory request for an EIA Scoping Opinion for the redevelopment of the site in line with the requirements of the EIA Regulations and relevant EIA guidance (e.g. the Environmental Impact Assessment guidance as set out in the National Planning Policy Guidance¹).
- 2 This includes submitting an EIA Scoping Opinion Request Report (hereafter referred as the 'EIA Scoping Report') to the local authority that sets out the proposed scope of the EIA and the content and approach to preparing the ES that will be submitted to support the planning application.
- 3 The EIA Regulations require that in order to ensure the completeness and quality of the ES, '(a) the developer must ensure that the environmental statement is prepared by competent experts' and '(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts'. Trium considers that these requirements are equally important and relevant to the EIA scoping process in addition to the preparation of the ES. As such, in accordance with this requirement, the following statement is provided:

"Trium is an environmental consultancy specialising in urban regeneration and property development projects in the UK. Trium's partners and employees have extensive experience in managing the environmental issues and impacts surrounding large scale, high profile urban regeneration development projects. The partners and employees of Trium have, over the course of their careers to date (including with former employers), project directed, managed or contributed to over 500 EIAs within the commercial, retail, residential, leisure, cultural, infrastructure and industrial sectors. Trium's lead EIA practitioner for this project has 9 years of EIA experience, predominantly focussing on major, mixed-use developments in the UK."

- 4 Information on Trium's lead EIA practitioners (Project Director and Project Manager), as well as the technical contributors to the EIA, will be included within the Environmental Statement.

EIA Purpose and Process

- 5 EIA is a process carried out which examines available environmental information to ensure that the likely significant environmental effects of certain projects are identified and assessed before a decision is taken on whether a project is granted planning permission. This means environmental issues can be identified at an early stage and projects can then be designed to avoid or to minimise significant environmental effects, and appropriate mitigation and monitoring can be implemented.
- 6 Regulation 4 of the EIA Regulations sets out the EIA process. Specifically, Regulation 4(2) states that "the EIA must identify, describe and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the proposed development on the following factors:

¹ Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government, (2014); Environmental Impact Assessment (as amended 2020). Available at: <https://www.gov.uk/guidance/environmental-impact-assessment>



(a) population and human health;

(b) biodiversity;

(c) land, soil, water, air and climate;

(d) Material assets, cultural heritage and the landscape;

(e) The interaction between the factors referred to in sub-paragraphs (a) to (d).”

7 The potential for likely significant effects on the below topic areas, during both the demolition and construction works associated with the Proposed Development and once the Proposed Development is complete and operational, have been considered:

- Air Quality;
- Archaeology (Buried Heritage);
- Climate Change (Greenhouse Gases and Climate Change Resilience);
- Daylight, Sunlight, Overshadowing, Light Spill and Solar Glare;
- Ecology and Biodiversity;
- Ground Conditions and Land Contamination;
- Health;
- Noise and Vibration;
- Project Vulnerability (Major Accidents and Natural Disasters);
- Socio-Economics;
- Townscape, Visual and Built Heritage Assessment;
- Traffic and Transport;
- Waste and Materials;
- Water Resources, Flood Risk and Drainage; and
- Wind Microclimate.

The Scoping Process

8 EIA Scoping forms one of the first stages of the EIA process. Requesting an EIA Scoping Opinion from a local planning authority, under Regulation 15 of the EIA Regulations, involves the preparation of an EIA Scoping Report and its submission to the local planning authority is part of a formal request for their opinion on the content or ‘scope’ and approach to the EIA. A Scoping Opinion is sought under the EIA Regulations within the five-week response period.

9 The purpose of scoping is to identify:

- The important environmental issues and topics for consideration in the EIA;
- The baseline conditions and assessment methodology to be used for assessment;
- Any potentially sensitive receptors that may be affected by the development being proposed;
- The appropriate space boundaries of the EIA: the site boundary and surrounding environmental context;
- The information necessary for decision-making; and
- The topics of which could result in potential significant effects from the development both during its demolition and construction and operation.

10 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) Order 2015 (article 18, Schedule 4), this EIA Scoping Report will need to be issued by the



local planning authority to the statutory consultees that are considered to have an interest in the EIA of the Proposed Development and should be consulted as part of the EIA Scoping process. It is expected that the local planning authority will also issue the EIA Scoping Report to non-statutory and key, local stakeholders and interest groups who are deemed to similarly have an interest in the EIA of the Proposed Development.

- 11 The process of consultation is a key requirement of the EIA process, and the views of statutory consultees and other stakeholders help to identify specific issues, as well as identifying additional information in their possession, or of which they have knowledge, which may be of assistance in progressing the EIA.
- 12 The EIA Scoping Report (this document) and EIA Scoping Opinion will be appended to the ES, which will include a summary of any other consultation undertaken as part of the EIA process.

EIA Methodology and Approach to Assessment of the Proposed Development

- 13 In addition to the EIA Regulations, there is also guidance available that has been referenced where appropriate in the Scoping Report, including but not limited to:
 - At a European level, reference has been made to the European Commission's (EC) various EIA guidance documents available here: <http://ec.europa.eu/environment/eia/eia-support.htm>;
 - At a domestic level, reference has been made to the Department for Levelling Up, Housing and Local Communities (DLUHC) overarching Planning Practice Guidance (PPG);
 - In addition, the Department for Transport's 'Design Manual for Roads and Bridges Volume 11: Environmental Assessment' has been referred to as applicable;
 - In relation to publications from professional bodies, reference has been made to Institute of Environmental Management and Assessment (IEMA) publications as these include best practice/suggested improvements to the EIA process. This includes:
 - IEMA ES Review Criteria (COM3-6)²;
 - IEMA 'Guidelines for Environmental Impact Assessment' (2004)³;
 - IEMA 'Special Report into the State Environmental Impact Assessment Practice in the UK' (2011)⁴;
 - IEMA 'Shaping Quality Development' (2015)⁵;
 - IEMA 'Delivering Quality Development' (2016)⁶;
 - IEMA 'Delivering Proportionate EIA' (2017)⁷;
 - IEMA 'Guide to Materials & Waste in EIA' (2020)⁸;
 - IEMA 'Climate Change Resilience and Adaption' (2020)⁹;
 - IEMA 'Assessing Greenhouse Gas Emissions and Evaluating their Significance' (2022)¹⁰;

² Institute of Environmental Management and Assessment, undated; EIA Quality Mark – ES Review Criteria COM 3-6.

³ Institute of Environmental Management and Assessment, 2004, Guidelines for Environmental Impact Assessment.

⁴ Institute of Environmental Management and Assessment, 2011. The State of Environmental Impact Assessment Practice in the UK.

⁵ Institute of Environmental Management and Assessment, November 2015. Shaping Quality Development.

⁶ Institute of Environmental Management and Assessment, 2016; Delivering Quality Development.

⁷ Institute of Environmental Management and Assessment, 2017; Delivering Proportionate EIA

⁸ Institute of Environmental Management and Assessment, 2020; Guide to Materials and Waste in Environmental Impact Assessment

⁹ Institute of Environmental Management and Assessment, 2020; Climate Change Resilience and Adaption'

¹⁰ IEMA, 2022. Institute of Environmental Management and Assessment (IEMA) Guide to: Assessing Greenhouse Gas Emissions and Evaluating their Significance, 2nd Edition



- IEMA 'A New Perspective on Land and Soil in Environmental Impact Assessment' (2022)¹¹;
 - IEMA 'Environmental Assessment of Traffic and Movement' (2023)¹²;
 - IEMA 'Major Accidents and Disasters in EIA: A Primer' (2020) ¹³;
 - IEMA 'Effective Scoping of Human Health in EIA' (2022)¹⁴; and
 - IEMA 'Determining Significance for Human Health in EIA' (2022)¹⁵.
- Whilst primarily written for major infrastructure projects, reference is also made to guidance/advice notes published by the National Infrastructure Planning where appropriate; and
 - Applicable case law.
- 14** The method behind the EIA process generally¹⁶ takes into account the existing conditions of the area into which the development is being introduced (**the baseline**) and makes reasonable predictions of the likely change (**the impact** – in terms of magnitude) that may occur, during both its construction and when the development is completed and operating as proposed. The predicted impact is considered in terms of key environmental and social aspects (**receptor/resource**) found within the surrounding area, and based on their sensitivity to change, the resulting change experienced by the receptor/resource (**the effect**) is then determined. Any mitigation measures required in order to reduce or eliminate adverse effects are then considered and assessed, with the residual effect being determined as significant or not. The likely significant effects are then reported (within an **environmental statement**) for consideration by the relevant planning authority when considering whether to grant planning permission for a development.

Baseline Conditions

- 15** Baseline assessments will utilise any existing and available information, as well as new information either collected through baseline surveys undertaken during the EIA process or additional information provided as part of the EIA Scoping Opinion and consultation process. This information will be used to present within the ES (within the individual technical chapters) an up-to-date description of the current baseline conditions of the site and surrounding area.
- 16** In accordance with industry best practice, some assessments (such as traffic and transport and air quality) when assessing the effects of the operation of the Proposed Development will include a projected environmental condition in the future (i.e. 'future baseline'), at the projected year of opening of the Proposed Development (if relevant a different future year appropriate/specific for the technical assessment may be used). Where using a future baseline is more appropriate, this will be detailed in the relevant methodology of the technical assessment and be made clear in the ES.
- 17** In addition, as per the requirements of the EIA Regulations, consideration as to how the current baseline conditions may evolve in the future in the absence of the Proposed Development will also be presented in the ES (within the individual technical chapters). This likely evolution of the baseline conditions will be considered qualitatively, supplemented by quantitative information where relevant and will be used to support the assessment of cumulative development effects.

Sensitive Receptors

- 18** When undertaking an EIA, it is important to identify potential environmental receptors which may be impacted by the Proposed Development and may need to be considered as part of the assessment.
- 19** The environmental receptors that may be sensitive to change are identified and discussed within the scope of each technical topic in this EIA Scoping Report (hereafter referred to as 'sensitive receptors'). The sensitive receptors outlined within this EIA Scoping Report have been identified at the time of

¹¹ IEMA, 2022. *Institute of Environmental Management and Assessment (IEMA) Guide to: A New Perspective on Land and Soil in Environmental Impact Assessment*.

¹² IEMA, 2023 'Environmental Assessment of Traffic and Movement'

¹³ IEMA, 2020, *Major Accidents and Disasters Guidelines*

¹⁴ IEMA, 2022. *Effective Scoping of Human Health in EIA*.

¹⁵ IEMA, 2022. *Determining Significance for Human Health in EIA*.

¹⁶ There may be exceptions to the general approach described. Where there are exceptions, this will be clearly described within the relevant methodology section, outlining both the departure from the general EIA methodology and the description of the alternative approach. This is discussed further within 'EIA Process and Methodology' section of this Scoping Report.



writing as part of the EIA scoping process; however, these will be reviewed during preparation of the ES and may be subject to change.

Demolition and Construction Impact Assessments

- 20 The ES (within an informative ES chapter titled 'Demolition and Construction') will provide an outline of the anticipated demolition and construction phasing and programme and related activities and aspects (i.e. demolition works, substructure works, superstructure works etc., waste volumes and construction material quantities, HGV movements and HGV routing). In addition, key environmental controls and management measures relevant to the Proposed Development (including relevant codes of construction practice) will be presented.
- 21 Whilst the demolition and construction phasing is still being developed, it is expected that all works will be completed prior to occupation of any aspect of the Proposed Development. It is therefore unlikely that there would be any introduced sensitive receptors requiring assessment. Should the phasing be altered to include early occupation during construction, this would be considered within the technical assessments where applicable.
- 22 This information will inform the demolition and construction impact assessments. Throughout the demolition and construction impact assessments, the assumption will be made that the standard environmental controls required under legislation and best practice guidance are met as a matter of course.
- 23 The assessment of the potential for likely significant effects arising during the demolition and construction works will be addressed within each of the individual technical assessment chapters of the ES. Defined baseline conditions will be considered and will, as appropriate/relevant, take into account any phased demolition and construction works (if relevant and appropriate) and subsequent use of the completed Proposed Development. The demolition and construction assessments presented within the technical chapters of the ES will identify the need for any additional or bespoke environmental management or mitigation measures in order to avoid, prevent, reduce or off-set any significant adverse effects identified.
- 24 Where required, a description of any proposed monitoring arrangements will also be presented and would define (where appropriate) the procedures regarding the monitoring of the relevant significant adverse effects, the types of parameters to be monitored and the monitoring duration.
- 25 All the measures proposed within the technical chapters will be compiled and presented in a mitigation and monitoring schedule (to be presented as a separate chapter within the ES).
- 26 It is anticipated that any required demolition and construction related environmental management/mitigation and monitoring measures would be secured and controlled through an appropriate Construction Environmental Management Plan ('CEMP') (or equivalent) and it is proposed that the requirement for this document be secured by means of suitably worded planning conditions to be attached to the permission (if granted). Key mitigation and management controls that would later form part of a CEMP will be presented in the ES to help define the policies, procedures and management framework for the implementation of any identified specific environmental management and mitigation controls and monitoring.

Environmental Design Management Measures

- 27 Throughout the EIA (including this EIA Scoping Report and the ES), where applicable, the way that likely environmental effects have been or will be avoided, prevented, reduced or offset through design and/or management measures will be described. These are measures that are inherent in the design and construction of the Proposed Development (also known as 'embedded measures'). Where known at this stage, some of these embedded measures have been identified at the EIA scoping stage and are described, where relevant, in the technical topic annexes.
- 28 Embedded measures relevant to the demolition and construction works will be summarised within **ES Volume 1, Chapter 15: Environmental Management, Mitigation and Monitoring Schedule**. These measures are to be included within a CEMP, the requirement for which is proposed to be secured via an appropriate planning condition.
- 29 For the operational phase, such embedded measures will be integral to Proposed Development. A number of technical studies (e.g. ecology) have been undertaken to inform the design and allow early identification of mitigation measures so that these can be incorporated into the Proposed Development.



Embedded measures are therefore either incorporated into the design from the outset or identified through the assessment process. Proposed environmental enhancements will also be described, where applicable. The scheme's development has been informed by a series of workshops which have involved a wide range of environmental specialists to ensure that constraints and opportunities have been properly identified, understood and, where required, measures incorporated into designs for the Proposed Development.

- 30 Embedded measures will be considered prior to the assessment of effects to avoid considering assessment scenarios that are unrealistic in practice, i.e. do not take account of such measures even though they are likely to be standard practice and/or form part of the proposed design. These will then be followed through the assessment to ensure that realistic likely environmental effects are identified. Where likely significant adverse effects are identified after considering these embedded measures, 'further mitigation measures' will be proposed.
- 31 All embedded mitigation and enhancement measures will be described within the Proposed Development chapter of the ES with the rationale for the inclusion of the identified embedded measures and the associated commitment to implementing such measures clearly stated. In addition, mitigation and enhancement measures and any monitoring requirements will be summarised within **ES Volume 1, Chapter 15: Environmental Management, Mitigation and Monitoring Schedule**.

Completed Development Impact Assessments

- 32 The Applicant intends to submit a detailed planning application and a detailed design (scale, layout, appearance, use, amount of development and landscaping) in respect of the Proposed Development shall be submitted for approval.
- 33 The ES will present a description of the Proposed Development and the detailed design sought for approval. Sufficient information will be presented to enable the assessment of potential impacts and likely significant effects of the completed and occupied development. Any assumptions made will be clearly presented in the narrative.
- 34 The ES will use the fixed design, land uses classes and floor areas of the Proposed Development as the basis of the assessments of the likely environmental and socio-economic effects within the ES. For assessing Use Class E, where confirmation on the end use within this use class cannot be provided, the EIA will assess the realistic worst-case end use within the Use Class E floorspace sought for approval, depending on the technical topic. However, there are likely to be components of this assessment where a different end use represents the worst-case scenario in terms of resulting likely significant effects, for example in terms of job generating floorspace for socio-economics. Where this is the case, the end use within the Use Class E that represents the realistic worst-case scenario for each technical topic will be used within the relevant ES chapters.

Cumulative Effects Assessment

- 35 The cumulative assessment will be based on the information available on the local authorities' planning register. Generally, the schemes (referred to as 'cumulative schemes') to be included within the cumulative effects assessment will be within 1km of the site and either have:
- Full planning consent; or
 - A resolution to grant consent; or
 - Applications that have been submitted but not yet determined; and
 - An uplift of more than 10,000m² GEA of mixed-use floorspace or, provide over 150 residential units; or
 - Office to residential conversions (granted under the General Permitted Development Order) giving rise to over 150 residential units; or
 - An overall area exceeding 50,000m².
- 36 By applying an initial screening exercise (using the above criteria) to all the surrounding redevelopment schemes, the cumulative effects assessment of the EIA becomes more focused on the larger schemes (i.e. those with the most potential to interact in a cumulative manner).



- 37 A preliminary list of cumulative schemes for consideration within the EIA has been identified and is presented in **Annex C** of this EIA Scoping Report. As part of this EIA scoping process, the local authority (and other consultees, as relevant following the submission of the formal request in due course) is invited to comment on the proposed cumulative schemes, so that the list of cumulative schemes can be agreed.
- 38 Each technical chapter of the ES will consider the potential for cumulative effects associated with the schemes identified for inclusion within the cumulative effects assessment. Each technical ES chapter will be clear on the cumulative schemes that have been considered within the cumulative effects assessment.
- 39 Other schemes that are under construction, where the construction works are significantly progressed (i.e. likely to be completed before the opening year of the Proposed Development/first occupation on site) or where early phases are occupied, will be factored into the baseline scenario for assessment.

Effect Interactions Assessment

- 40 Effect interactions occur as interactions between effects associated with just one project, i.e. the combination of individual effects arising as a result of the Proposed Development, for example effects in relation to noise, airborne dust or traffic on a single receptor.
- 41 Effect Interactions from the Proposed Development itself on particular receptors at the site and within the surrounds will be considered during the demolition and construction works and also once the Proposed Development is completed and operational. Dependent on the relevant sensitive receptors, the assessment will focus either on key individual receptors or on groups considered to be most sensitive to potential effect interactions. Based on the definitions of what negligible effects comprise for each of the technical assessments, these do not warrant further consideration in relation to cumulative effects and therefore will not be pulled through into the assessment of effect interactions. Only residual effects described as minor and above will therefore be considered in the assessment of effect interactions.
- 42 There is no established methodology for assessing the impact of cumulative effects on a particular receptor. The interaction of a combination of individual effects would be determined to be either 'not significant' or 'significant', a scale of the combined effects (minor, moderate or major) would not be applied. If one of the individual effects is significant, the combination of effects would be regarded as 'significant'. If none of the individual effects are significant, consideration will be given as to whether or not the combination of many not significant effects could result in a combined significant effect, based on professional opinion. Consideration of effect interactions will be presented within the ES in a separate chapter (i.e. **ES Volume 1, Chapter 13: Effect Interactions**).

Alternatives and Design Evolution

- 43 In addition, the EIA Regulations (Schedule 4) require that the ES provides "*a description of the reasonable alternatives [...] relevant to the proposed project and its specific characteristics*" which have been considered by the Applicant and "*an indication of the main reasons for selecting the chosen option, including comparison of environmental effects*".
- 44 The ES will summarise the evolution of the Proposed Development, any relevant alternatives considered, and key modifications made during the design process. Environmental considerations which have influenced this process will be discussed, and a qualitative comparison will be undertaken of the different design options and their relevant environmental effects, as relevant. Matters that will be considered in terms of design evolution include land uses, layout, building heights and massing. The preferred design, culminating with the Proposed Development being sought for approval, will be discussed.
- 45 A specific chapter, **ES Volume 1, Chapter 3: Alternatives and Design Evolution**, will focus on the consideration of the main alternatives (as relevant) and the design evolution. The focus will be on main alternatives considered (as relevant), the evolution of the design, and how environmental considerations influenced the evolution of the scheme. The summary of the design evolution will also consider initial environmental analysis undertaken on the evolving scheme.



DETERMINING EFFECT SIGNIFICANCE – TERMINOLOGY AND APPROACH

Reference to ‘Impact’ and ‘Effect’

- 46 It is noted that the terms ‘impact’ and ‘effect’ are distinctly different. Having gained an understanding of the likely impact it is then important to know whether the change in environmental or socio-economic conditions results in a significant environmental effect. The impacts of the Proposed Development may or may not result in significant effects on the environment, depending on the sensitivity of the receptor and potentially other factors (such as duration). The description of the likely significant effects of the development is a requirement identified by Schedule 4 of the EIA Regulations.

Receptor Sensitivity and Magnitude of Impact

- 47 To achieve a consistent approach across the different technical disciplines addressed within the **ES (Volume 1 and Volume 2)**, assessments will broadly define the sensitivity of the receptors that could be affected by the Proposed Development and the magnitude of impact or change from the baseline. Terminology to describe the sensitivity of receptors and magnitude of impact or change from the baseline conditions is broadly as follows:
- High;
 - Medium;
 - Low;
 - Negligible; and
 - No Impact (in relation to magnitude of impact or change only).
- 48 Where there is no impact/change, no assessment will be required due to there being no potential for effects.
- 49 Each of the technical assessment chapters of the **ES (Volume 1 and Volume 2)** will provide further detail on the definition of each of the above terms specific to the topic in question and will also provide the criteria, including sources and justifications, for quantifying the different levels of receptor sensitivity and ‘impact magnitude’. Where possible, this will be based upon quantitative and accepted criteria (for example, national standards for air quality and noise), together with the use of value judgement and expert interpretation.

Identification of a Resultant Effect

- 50 The basis for determining the resultant effect generally takes into account the sensitivity of the receptor and magnitude of impact or change from the baseline conditions. A generic matrix that combines the sensitivity of the receptor and the magnitude of impact to identify the resultant effect is provided within Table 1.

Table 1 Resultant Effects

Receptor Sensitivity	Magnitude of Impact			
	High	Medium	Low	Negligible
High	Major	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible
Negligible	Minor	Negligible	Negligible	Negligible

Effect Scale

- 51 The categories and definitions of the ‘scale’ of the resultant effect i.e. definitions of Major, Moderate, Minor and Negligible effects will be adjusted to suit the technical topic in question; where this is the case revised definitions of effect scale will be presented in the technical assessment chapters of the **ES (Volume 1)** and in **ES Volume 2**.
- 52 Where there is no impact to a receptor and therefore no effect, this will be stated.



Effect Nature

- 53 Table 2 provides definitions of the 'nature' of the resultant effect i.e. definitions of Adverse and Beneficial. Typically, the 'nature' of an effect is defined where the 'scale of the effect' is classified as Minor, Moderate or Major (i.e. the 'nature' is not defined for effects classified as negligible in scale).

Table 2 Definition of the Nature of the Resultant Effect

Type of Effect	Description
Adverse	Detrimental or negative effects to an environmental/ socio-economic resource or receptor. The quality of the environment is diminished or harmed.
Neutral	The quality of the environment is preserved or sustained or there is an equal balance of adverse and beneficial effects.
Beneficial	Advantageous or positive effect to an environmental/ socio-economic resource or receptor. The quality of the environment is enhanced.

Geographic Extent of Effect

- 54 The ES (Volumes 1 and Volume 2) will identify the geographic extent of the identified effects. At a spatial level, 'site' or 'local' effects are those affecting the site and neighbouring receptors, while effects upon receptors in the LBC beyond the vicinity of the site and its neighbours are considered to be at a 'district/ borough' level. Effects affecting adjoining boroughs are considered to be at a 'regional' level, whilst those which affect different parts of the country, or England as a whole, are considered being at a 'national' level.

Effect Duration

- 55 For the purposes of the ES, effects that are generated as a result of the demolition and construction works (i.e. those that last for this set period of time) will be classed as 'temporary'; these may be further classified as either 'short term' or 'medium-term' effects depending on the duration of the demolition and construction works that generate the effect in question. Effects that result from the completed and operational Proposed Development will be classed as 'permanent' or 'long-term' effects.

Direct and Indirect Effects

- 56 The ES will identify whether the effect is 'direct' (i.e. resulting without any intervening factors) or 'indirect' or 'secondary' (i.e. not directly caused or resulting from something else).

Effect Significance

- 57 Following identification of an effect, the effect scale, nature, geographic extent and duration using the above summarised terminology, a clear statement will then be made within the ES as to whether the effect is significant or not significant. As a general rule, the following applies:
- 'Moderate' or 'major' effects are deemed to be 'significant';
 - 'Minor' effects are 'not significant', although they may be a matter of local concern; and
 - 'Negligible' effects are 'not significant' and not a matter of local concern.
- 58 Where mitigation measures are identified to either eliminate or reduce likely significant adverse effects, these will be incorporated into the ES, for example either through the design, or will be translated into demolition and construction commitments; or operational or managerial standards/procedures.
- 59 The ES will then highlight the 'residual' likely significant effects (those effects which remain following the implementation of suitable mitigation measures) and will classify these in accordance with the terminology defined above.