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Date : 13 February 2013

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Planning Prospects Ltd
1 Broomhall Business Centre
Broomhall Lane
Worcester
WR5 2NT

Dear Sir/Madam

Re: Screening Opinion – Demolition of Factory Buildings
Land at Beech Avenue and Derby Road
Stretton
Staffordshire
DE13 0DF

I am writing to you in connection with your consultation relating to the above development received on 22/01/2013.

I confirm that the Local Planning Authority has considered the information submitted, and in accordance with Regulation (5) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 has concluded that the development does not constitute EIA development and as such a formal Environmental Statement will not be required in this instance.

Yours faithfully



Aida McManus
Interim Planning Manager

Town and Country Planning (Environmental Impact Assessment) Regulations 2011

Request for a “Screening Opinion” in respect of the following development:

Proposed Development:

**Demolition of Factory Buildings
Pirelli, derby Road, Burton on Trent**

Introduction:

The Council has been requested to adopt a screening opinion as to whether the above development is EIA development requiring the submission of an Environmental Statement.

Schedule 1:

No

Schedule 2:

Yes

The development proposed does not fall within Schedule 1 of the Regulations where an assessment is mandatory. However, the development falls within Schedule 2, Category 10 (b) as an urban development project. The proposal exceeds the 0.5 hectare works area threshold laid down by the above regulations beyond which an Environmental Statement may be required.

Town and Country Planning (Environmental Impact Assessment) Regulations 2011

In respect of Schedule 2 development, an assessment will only be required if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Town and Country Planning (Environmental Impact Assessment) Regulations 2011 require regard to be had to Schedule 3 of the Regulations when considering whether an Assessment should be required.

1. Characteristics of the development – size of the development, cumulative effects with other development, use of natural resources, production of waste, pollution and nuisances, risk of accidents with regard to substances or technologies utilised.
2. Location of the development: the environmental sensitivity of geographical areas likely to be affected must be considered, in particular
 - the existing land use,
 - the relative abundance, quality and regenerative capacity of natural resources,
 - the absorption capacity of the natural environment, with particular

emphasis to the following areas:

- (i) wetlands
- (ii) coastal zones
- (iii) mountain and forest areas
- (iv) nature reserves and parks
- (v) areas designated by Member states
- (vi) where environmental quality standards have been laid down in Community legislation and have been exceeded
- (vii) densely populated areas
- (viii) landscapes of historical, cultural or archaeological importance.

3. Characteristics of the potential impact, with regard to :

- The extent of the impact
- Transfrontier nature of the impact
- Magnitude and complexity of the impact
- Probability of the impact
- Duration, frequency and reversibility of the impact

In assessing whether an Environmental Assessment will be required, Column 2 adds that in the case of changes or extensions to development listed in paragraphs 1 to 12 an EIA is more likely to be required if the development as changed or extended may have significant adverse effects on the environment: or in relation to development of a description mentioned in column 1 of this table, the thresholds and criteria in the corresponding part of column 2 of this table applied to the change or extension are met or exceeded.

Assessment:

In assessing the proposal in the context of the above, the Council's view is that it is not a major development of more than local importance. Whilst the site has a relatively large area, it constitutes previously developed land within an urban area and does not fall within the definition of a "sensitive area" as set out in Schedule 3 of the regulations. The proposal is unlikely to significantly increase traffic, emissions and noise, and any increases which do occur are likely to be temporary and confined to the local area.

The redevelopment of the site for commercial and residential purposes was subject to a separate screening opinion and it was determined that an Environmental Statement was not required.

It is not considered that the is proposal would generate complex or unusually hazardous environmental effects

It is not considered that the proposal would result in unacceptable cumulative effects with existing development in the area.

In conclusion, the proposed development does not affect a sensitive area and would not involve unusually complex or hazardous environmental effects.

The Council is of the view that the development is not likely to have significant effects on the environment in this area, and therefore a formal Environmental Statement will not be required.

Recommendation:

A formal screening opinion be adopted that Environmental Assessment will not be required

ju 13/2/17

Team Leader comments:

The following decision is made by the undersigned in accordance with powers delegated to the undersigned under the provision of S101 of the Local Government Act 1972.

A formal Environmental Statement is not required in respect of the development as proposed.

TL

Signature

A. H. Thomas

Date

th
13 Feb 2013

