

Environmental Impact Assessment - Screening

The Town & Country Planning (Environmental Impact Assessment) Regulations 2011(as amended)

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| Application No: | 109745/FUL/22 |
| Date Received: | 29 November 2022 |
| Proposal: | Demolition of existing buildings and erection of a part 3 storey part 4 storey building comprising 25no. retirement flats, closure of both existing vehicular accesses and formation of new vehicular access onto Oakfield with associated landscaping and carparking. |
| Location: | 35 Oakfield, Sale, |
| Applicant: | McCarthy & Stone Retirement Lifestyles Limited |
| Agent: | The Planning Bureau Ltd |

1) Is the proposed development type listed in Schedule 1? **NO**

If YES, state which category:

2) Is the proposed development type listed in Schedule 2? **NO**

(Most of the types of development listed in Schedule 2 have an inherent scale as emphasised by the headings. It follows that the majority of small development proposals such as householder development or small business developments will not fall within any of the categories)

NPPG provides indicative thresholds and criteria for when an EIA is likely to be required in respect of Urban Development Projects (Schedule 2, Part 10 (b))

i. The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

ii. The development includes more than 150 dwellings; or

iii. The overall area of development exceeds 5 hectares

The proposed development is below the stated thresholds

NPPG also advises LPAs to have consideration for Schedule 3 of the Regulations (Selection criteria for screening schedule 2 development). The selection criteria cover three areas:-

1. Characteristics of development

2. Location of development

3. Types and characteristics of the potential impact.

If YES, what is the Column 1 category of development?

If the answer is NO to Q's 1 and 2 EIA is not required (go to end)

If the answer to Q1 is YES EIA is required (go to end)

If the answer to Q2 is YES go to Q's 3 and 4

3) Will the proposal exceed the thresholds set out in column 2 of the Schedule? **NO**
(State the relevant threshold in Schedule 2 together with the size of the proposed development)

4) Is the site partly or wholly within a "Sensitive Area" as defined in Regulation 2(1)? (see also para 32 of NPPG)
NO

if the answer is no to Q's 3 and 4 EIA is not required (go to end)

If the answer is yes to any of Q's 3 or 4, answer Q's 5, 6 and 7

For questions 5, 6 and 7, the overarching question to be answered is whether the development is likely to have 'significant environmental effects'. In deciding upon the significance of the environmental effects, it is necessary to refer to the selection criteria set out in Schedule 3 of the Regulations which are relevant to the proposed development and Annex: Indicative screening thresholds of the NPPG Paragraph: 057 Reference ID: 4-057-20140306

5) Is it a major development of more than local importance? **NO**

Explanation and justification: ***The application will be of importance to the local community, but would not be considered to be development that would be of regional or national importance.***

6) Is the development in a particularly sensitive or vulnerable location? (i.e. SSSI, SBI, AONB, WHS or scheduled monument) **NO**

Explanation and justification: ***The site is not within a conservation area nor are the buildings within the site listed. The Council would suggest that the main building within the site to be a non-designated heritage asset and this would be considered during the determination of the planning application and would not trigger the requirement for an EIA. The applicant has submitted a heritage assessment with regards the proposed development which will be considered as part of the determination of the proposal.***

7. Would the development have significant environmental effects on ecology, hydrology, ecosystems, traffic, visual amenity of the landscape, air quality or would result in harmful noise, odour, hazardous waste, or emission to the soil, air or water (this list may not be exhaustive). **NO**

Explanation and justification: ***It is considered the physical scale of development and any potential increase in traffic, emissions and noise are not matters that would result in significant environmental impact. Such impacts will be considered by the range of assessments the applicant has already carried out and will need to carry out to support the planning application and further assessments/reports to be submitted via conditions were appropriate if planning permission should be granted.***

Will the proposal require an Environmental Impact Assessment?

NO

In conclusion having regard to the characteristics of the development, its location and potential impact, the Local Planning Authority is of the opinion that the proposed development is not likely to lead to significant effects on the environment and therefore does not require Environmental Impact Assessment. In coming to this opinion the LPA has taken account of the selection criteria set out in Schedule 3 to the Regulations. The site is not within an environmentally sensitive location as defined by the Regulations. It is also noted the Planning Practice Guidance for Environmental Impact Assessment advises that "Only a very small proportion of Schedule 2 development will require an assessment".

As noted earlier, the proposed development would come under the definition of an urban development project under Part 10 of the PPG advice for Infrastructure Projects. The proposed development does not exceed the threshold above which developments should be screened for the need for EIA. The NPPG makes it clear that each development must be considered on its merits and it should not be presumed that developments above the indicative thresholds should always be subject to assessment. It is therefore considered the standard consultation procedures as part of the planning application process is appropriate opportunity for assessment of the environmental impact without the requirement for a full Environmental Statement.

Screening Officer: **Cormac McGowan**
Copy placed on Part 1 of Planning register

Date: 20.03.2023