



Our Ref: 18-01961

16th September 2021

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LONDON
BIRMINGHAM
BRISTOL
CAMBRIDGE
EDINBURGH
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MANCHESTER

Dear Sir/Madam,

Re: Town and Country Planning (Environment Impact Assessment) Regulations 2017 – Screening Opinion Request under Regulation 5 - Thorley Lane, Timperley, Altrincham, WA15 7PJ

On behalf of our client, Harlex (RLP Timperley) LLP, we have been instructed to submit a Screening Opinion request in accordance with the above cited regulations to determine whether the proposed development constitutes Environmental Impact Assessment (EIA) development. The details of the request are set out below.

This request is accompanied by a Site Location Plan identifying the Screening Opinion Area, which represents the proposed area for residential development. This submission outlines the proposal, its characteristics and location, and any potential impacts on the environment.

INTRODUCTION

This Screening Opinion request is submitted in accordance with regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The 2017 EIA Regulations set out the parameters which define whether a development is Schedule 1, or Schedule 2, and therefore whether it may require an EIA.

Schedule 1 identifies over twenty different categories of development, none of which relate to the proposed development at Thorley Lane, Altrincham.

Schedule 2 identifies thirteen different categories of development. The nature of the proposal would fall under category 10 'Infrastructure Projects' (b) Urban development projects. The thresholds and criteria for this Class are:

- 1 hectare of urban development which is not dwelling house development; or
- Development includes more than 150 dwellings; or
- The overall area of the development exceeds 5 hectares.

Schedule 3 of the Regulations sets out selection criteria which must be taken into account in determining whether significant effects are likely and therefore whether the development constitutes EIA development. In

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these terms, regard may be paid to the location of the development, its development characteristics, and characteristics of potential impacts.

THE DEVELOPMENT PROPOSAL

The maximum levels of development which make up 'The Site' are identified as 116 residential dwellings with access to be provided from Thorley Road and Wood Lane.

LOCATION OF THE DEVELOPMENT

Figure 1 attached to this Screening Opinion request identifies the location of the Site.

The application site is located to the west of Thorley Lane and to the south of Wood Lane within the administrative area of Trafford Council.

The site is approximately 2.9ha / 7.2 acres in size and is a mix of brownfield and greenfield land.

The existing use of the site comprises the World of Pets and Leisure unit, the World of Water Aquatic Centre unit, car parking, storage areas and associated landscape areas. The site is accessed from two existing points, Thorley Lane (A5144) on the eastern boundary and Wood Lane on the northern boundary.

The immediate surrounding area is characterised by residential uses, located to the north and east off Wood Lane, and to the west off Green Lane. The area to the south and east contains garden centres/nurseries. Timperley Brook borders the site to the south. Altrincham Town Centre is located approximately 2.5km from the site.

The Site itself is not in a 'sensitive area' as defined by the Regulations and is free from the following constraints:

- National Park;
- Area of Outstanding Natural beauty (AONB);
- Regional/Country Park;
- SSSI or other locally designated wildlife sites (SNCI);
- Ponds;
- Tidal flood risk;
- Reservoir flood risk;
- Fluvial flood risk; and
- Groundwater protection Zone.

DEVELOPMENT CHARACTERISTICS AND POTENTIAL IMPACT

The proposals for the site have been progressed in accordance with the baseline studies / reports which have been undertaken to support the planning application. Therefore, the following can be ascertained.

Ecology

The site is located within 10km of the Rostherne Mere (RAMSAR, SSSI, and National Nature Reserve) located approximately 5.1km to the south west, and Midland's Meres and Mosses Phase 1 (RAMSAR) located approximately 7.5km to the south west. There are no statutory designated sites located within 2km of the site.

Rostherne Mere is not functionally or hydrologically linked to the site and there would be no direct impacts in the construction phase. Public access is also restricted so there would be no recreational pressure from the proposed development. Midland's Meres and Mosses Phase 1 is not functionally or hydrologically linked to the site and there would be no direct impacts during the construction phase. It is also managed for visitors and it is considered the small increase in residential units would not result in an adverse impact through recreational pressure.

It is therefore considered that there would be no adverse impacts on Rostherne Mere and Midland's Meres and Mosses Phase 1 as a result of the proposed development and no further mitigation is recommended.

Where habitats with importance within the boundary of the site exist, effort has been made to retain these habitats within the design of the proposed indicative landscape masterplan. Where this is not possible, replacement planting or creation of new habitats using native species has been included within the indicative landscape design.

Ground Conditions/Contamination/Flood Risk

A Flood Risk Assessment and Drainage Strategy have been completed for the site which demonstrate that the proposed development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of national policy and guidance.

The existing buildings on site will be demolished as part of the development proposed. A Preliminary Risk Assessment has been undertaken and is submitted alongside the planning application which sets out the potential for on-site and off-site contamination.

Overall, the likely impacts are not considered to be 'significant' and do not prevent development from coming forward or warrant EIA.

Archaeology/Cultural Heritage

The Site is not identified within an area of archaeological importance, nor is it within or close to a Conservation Area. Additionally, there are no listed buildings within or within the vicinity of the site. The proposals will have no impact on the settings of any designated heritage assets.

A desk based Archaeological Assessment has been prepared for the site. There is no direct evidence for prehistoric or Roman activity in the study area and the site was farmland in the post-medieval period.

Given the lack of indications that an archaeological resource is present, and the extent of modern disturbance, no further archaeological works are recommended in relation to the development.

Landscape and Visual Impact

When set against the backdrop of existing residential development within the vicinity of the Site, the proposed residential development is not considered to generate 'significant' landscape and visual impacts.

In any event, such potential impacts can be reduced through precautionary design mitigation such as new and improved landscape planting in and around the buildings. As such, landscape and visual impacts are not considered to be 'significant' to warrant an EIA.

Noise

The development proposal will be located within a predominantly residential built up area. The introduction of new residential properties in this context is unlikely to generate 'significant' noise impacts.

Noise effects during the construction phase will be temporary, typical of construction sites in urban environments and will cease when construction ends. Noise emissions can be controlled through normal good construction practices set out in appropriate planning conditions. Once operational, there will be some noise from the new users but the proposed development is not of a scale or nature that will be out of keeping with an urban location.

As such, 'significant' impacts on existing residents during construction are considered unlikely. The likely impacts arising from the proposed development are not considered to be 'significant' sufficient to warrant an EIA.

Transport

A review of baseline conditions and highway safety in the vicinity of the site has been undertaken, which has identified there are no existing safety issues that are likely to be exacerbated by the proposed development. It has been demonstrated that safe and suitable access could be provided from both Wood Lane and the A5144 Thorley Lane into the site, where cars, service and refuse vehicles can access and egress from the site safely in forward gear.

The site occupies a sustainable location close to existing facilities and where footways are to a high standard and well lit, well used and well defined. The walking, cycling and public transport opportunities at the site constitute alternative modes of travel to the car which are considered to be realistic modes of travel for commuter-based journeys.

Junction capacity assessments have been undertaken and the impact is considered to be negligible and mitigation is not considered to be necessary as part of the application proposals.

Overall, it is considered there will be a negligible impact on the road network from the development and construction traffic, and therefore EIA of the issue is not required.

Air Quality

During construction of the proposed development there is the potential for impacts arising because of fugitive dust emissions from demolition, earthworks, construction and track out activities. It is normal good practice for this to be mitigated by adopting a Construction Environmental Management Plan and the use of planning conditions to control construction traffic routes, hours of construction operation, etc. As such, potential impacts arising are not considered to be 'significant'.

The Institute of Air Quality Management (IAQM) guidance 'Land-Use Planning & Development Control: Planning for Air Quality' indicates that air quality impacts are unlikely to be significant if there are less than 25 additional Heavy Goods Vehicle (HGV) movements or 100 total vehicle movements on any road link within an AQMA, or 100 and 500 movements, respectively, elsewhere. Given the scale and nature of the proposals, it is considered unlikely that the above criteria would be exceeded.

Overall, impacts on air quality are unlikely to be significant. Therefore, an EIA is not required to address these specific concerns.

TYPES AND CHARACTERISTICS OF POTENTIAL IMPACTS

The above sets out the main environmental assets that exist in and around The Site which may be impacted on as a result of the proposed development.

Potential impacts, either in isolation or cumulatively would not extend across local authority boundaries in this instance.

Any potential impacts arising from the proposed development will be short term and localised during the construction phase, such as noise, dust, vibration which can be mitigated through the use of planning conditions, construction traffic routing and management and a CEMP. More long term and permanent potential impacts may arise from loss of existing on-site habitat, although this can be mitigated through design, further and improved planting and habitat management.

Potential longer-term impacts through the increase in traffic, noise and pollution relating to the operational phase can be reduced through development design, and encouragement of use of public transport.

CONCLUSION

In conclusion, the proposed development of 116 residential dwellings (Use Class C3) does not trigger the threshold criteria under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as the proposed development is for less than 150 residential dwellings.

The need for an EIA is judged against 'significant environmental effects' occurring as result of the development. Taking account of the characteristics and location of the development, the expected environmental effects arising from this development are not considered to be significant. Whilst some localised potential impacts have been identified, with or without mitigation, the development is unlikely to result in 'significant environmental effects' sufficient to warrant an EIA. It is considered that the proposed development does not therefore constitute EIA development.

In these terms, it is considered that an EIA is not required for the proposal. A formal Screening Opinion of the Local Planning Authority is, nonetheless, requested to confirm that this proposal is not EIA development and therefore an EIA is not required.

We look forward to receiving your screening opinion response confirming that this is not EIA development, as quickly as possible, and in any event within the 21 days allowed for in the Regulations.

Yours faithfully,



Joshua Ambrus (Sep 16, 2021 12:19 GMT+1)

Signed on behalf of Jonathan Harper

Jonathan Harper

MA (Hons) MTCP MRTPI AssocRICS

Partner - Town Planning

jonathan.harper@rapleys.com

07500 664845

From: Pollitt, Richard
Sent: Tue, 2 Nov 2021 16:40:01 +0000
To: Development Management (Planning)
Subject: 106043/EIASCR/21-Air Quality & Contaminated Land

106043/EIASCR/21

I have reviewed information held by this department in relation to site covered by this application for a scoping opinion as to whether an EIA is required. Information available to me allows me to confirm that an EIA in relation to air quality impacts and contaminated land is not required. I have noted that an air quality assessment and contaminated land assessment have already been submitted for the site and these will be reviewed and commented on separately.

regards

Richard Pollitt
Team Leader (Environmental Protection)
Trafford Council
Trafford Town Hall
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**TRAFFORD
COUNCIL**

Mr Jonathan Harper
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Date: 30 November 2021

Dear Mr Harper

**Town and Country Planning (Environmental Impact Assessment) Regulations
2017 Regulation 6**

Location:	World Of Pets, Thorley Lane, Timperley, WA15 7PJ
Application number:	106043/EIASCR/21
Proposal:	Request for a screening opinion in respect of outline planning application for up to 116no. residential dwellings with all matters reserved aside from access, for which detailed consent is sought.
Applicant:	Harlex (RLP Timperley) LLP
Application type:	EIA Screening Opinion

I write with reference to your request for an Environmental Impact Assessment (EIA) Screening Opinion, in respect of the of the proposed residential development at World of Pets, Thorley Lane Timperley pursuant to Regulation 6 of the 2017 EIA Regulations. The proposed development relates to the erection of 116no x dwellings, the site area is approximately 3ha.

Screening procedure for Schedule 2 development

The proposed development is not a type of development described in Schedule 1 of the Regulations.

The proposed development would be considered as development detailed within Schedule 2, Class 10 (Infrastructure Projects), Part (b) Urban Development Projects which include the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas.

The EIA 2017 Regulations 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)] as follows:-

- 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

Advice contained within the National Planning Policy Guidance (NPPG) also lists indicative thresholds and criteria for when an EIA is likely to be required in respect of Urban Development Projects. These include sites which have not previously been intensively developed and:-

- i. The area of the scheme is not more than 5 hectares; or
- ii. It would provide a total of more than 10,000m² of new commercial floorspace; or
- iii. The development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1000 dwellings).

The proposed development does not exceed 150 dwellings and relates to an area less than 5 hectares with regards the indicative thresholds and criteria for Schedule 2 development (Urban Development Projects)

NPPG also advises that when determining if an EIA is required for Urban Development Projects it is relevant to consider the physical aspect of such development, and increase in any traffic emissions and noise.

Screening Assessment Exercise

When screening Schedule 2 development, the Council has had regard to the selection criteria listed within Schedule 3 of the 2017 Regulations with regards the characteristics of the development; location of the development and characteristics of the potential impact and advice within the National Planning Policy Guidance (NPPG). Whilst an EIA is not considered to therefore be required due to the size of the development, the applicant has submitted a screening request exercise to establish that appropriate environmental considerations have been accounted for within the planning and design of the development.

Two letters of objection have been submitted against this screening request and refer to matters under consideration as part of the planning application proposals rather than the EIA screening procedure.

Characteristics of the Development

Paragraph 1 of Schedule 3 of the EIA Regulations states that the characteristics of development must be considered with particular regard to:-

- (a) the size and design of the whole development;

- (b) cumulation with other existing development and/or approved development;
- (c) the use of natural resources, in particular land, soil, water and biodiversity;
- (d) the production of waste;
- (e) pollution and nuisances;
- (f) the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
- (g) the risks to human health (for example, due to water contamination or air pollution).

The indicative thresholds for 'Urban development projects' as detailed within the NPPG state that *"Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination"*.

Site

The site subject to this EIA screening request is located on the west side of Thorley Lane Timperley and extends to approximately 3ha in area. Most recently the site has been occupied by three separate businesses, The World of Pets, The World of Water and a car body repair business. The vehicular access to the overall site is from Thorley Lane (east side of the site); a second vehicular access is from Wood Lane to the north side of the site which is used for staff access and deliveries only.

The site is surrounded predominantly to the north and west by residential developments along Wood Lane and Green Lane respectively; garden nursery sites are located to the south of the application site and on the opposite side of Thorley Lane (to the east of the application site). Timperley Brook extends across the southern side of the application site with an earth bund along part of its embankment on the application side of the Brook.

As well as the entire site being within the Green Belt, the southern part of the site is allocated as a Wildlife Corridor within the Revised Unitary Development Plan (RUDP) Proposals Map. In addition to this, the site is located within a Critical Drainage Area as specified within Trafford Council's Strategic Flood Risk Assessment. Reference to the Environment Agency Flood Zone maps would suggest the site is predominantly within Flood Zone 1 (a small section of the site to the south comes within Flood Zone 2) and is located within 8m of a statutory main river, namely Timperley Brook. The site is also identified in the emerging Places for Everyone (PfE) as part of the Timperley Wedge allocation.

Land immediately to the south side of the site and also to the east side (opposite side of Thorley Lane) is designated as Protection of Landscape Character within the Council's RUDP Proposals Map.

Proposed Development

A Planning application (Ref:105905/OUT/21) has been submitted for the erection of 116 residential units and is submitted as outline with approval sought for access only, with all other matters reserved. Vehicular access is proposed to be taken from the existing access points off Thorley Lane and Wood Lane with the provision of an additional access point from Wood Lane to serve three buildings.

Existing and Committed Developments

Advice within the NPPG advises that requests for screening opinions should be considered on their own merits but that there are occasions when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. There are no nearby sites that have been subject to recent development proposals with regards significantly large residential or commercial development.

The PfE Timperley Wedge allocation would include the application site and other identified areas of land being removed from the Green Belt. The Timperley Wedge allocation proposes 1,700 homes in the PfE period to 2037 with the potential to deliver 2,500 homes in total. In addition it is proposed to deliver 15,000 square metres of employment land for high quality office space and 60,000 square metres in total. In order to support this delivery the Council have been working on a masterplan with land owners and stakeholders for how proposed development would come forward, including the necessary infrastructure improvements required, including a spine road; junction on Thorley Lane; new metrolink stop; HS2 station and a new primary school and other community facilities. The masterplan process also ensures appropriate funding streams from the entire allocation area are factored in to ensure delivery of the required infrastructure through phasing of development. The PfE plan is not anticipated to be adopted until 2023 at the earliest. The PfE is subject to a Strategic Environmental Assessment.

The planning application for the redevelopment of the site has been submitted in advance of the PfE being adopted, it would however be considered on its own merits and against relevant current planning policy at both local and national level. It is acknowledged that significant development in this area will potentially come forward as part of the PfE plan including the application site. However the PfE is not yet adopted and other development sites in the allocation have not yet been advanced to any detailed stage for submission for planning approval.

Use of Natural Resources

The proposed residential development is not considered to result in the use of natural resources that are in short supply.

Production of Waste

This form of development would not result in any production of waste beyond that which would be expected for new residential development which would be managed through normal waste management procedures in terms of collection of waste.

Pollutions & Nuisances

There are existing residential properties in the immediate context of the site. However during the construction period any impacts from the construction works in terms of noise/dust will be minimised through the implementation of a Construction Environmental Management Plan which could be agreed at the planning stage, should planning permission be granted. In addition the applicant has submitted a noise report as part of the planning application submission which details mitigation measures. With regards to ground conditions and contamination, the proposed development is unlikely to give rise to any unusual pollution or nuisance and a Phase 2 Ground Investigation report has been submitted as part of the planning application. The site is not located within an Air Quality Management Area, however the applicant has provided an Air Quality Assessment as part of the planning application proposal to identify and mitigate if necessary against any air quality pollution that may arise. A Flood Risk Assessment has also been submitted as part of the planning application to demonstrate how the proposals will seek to reduce surface water flooding within the new development.

A transport assessment and travel plan have been submitted as part of the planning application. Given the scale of this development, it is appropriate for the consideration of the impact of the development on the local highway network to be considered as part of the planning process and it would not require an EIA.

The Council have consulted on the screening request with the LHA, Pollution and the LLFA none of which have concluded that the proposal would be EIA development.

Risk of Accidents

The proposed development is not considered to result in any specific risk with regards resulting in accidents.

The Risks to Human Health

The risk to human health is considered to be low whether from water contamination, air pollution or flooding. As indicated earlier as part of the planning application supporting information a number of technical assessments have been submitted which identify measures to mitigate any harmful impact of the development with regards pollution.

Location of the Development

Advice within NPPG indicates that the more environmental sensitive the location, the more likely it is that the effects on the environment will be significant and will require an EIA. The site is not located within a sensitive area as defined by the 2017 EIA Regulations.

The applicant has identified that the site is located approximately 5.6km from the Rostherne Mere which is a Site of Special Scientific Interest (SSSI); a National Nature Reserve and a Ramsar Site, Rostherne is located outside of Trafford Councils boundary. The site is also located approximately 5km from Dunham Park (SSSI) which is within Trafford. The nearest Site of Biological Importance within Trafford is Davenport Green approximately 1.3km to the south-east of the site.

GMEU have considered the submission and it is not considered that the proposed development triggers the need for an EIA on ecological grounds and it is anticipated that the effects of the proposed development on the site can be adequately assessed through the submitted ecology reports at planning stage. In the event that planning permission may be granted, conditions could be imposed requiring appropriate mitigation, should this be considered necessary.

The site is not located within or adjacent to a Conservation Area. The nearest listed building is located approximately 0.3km north-east of the site at the junction of Ridgeway Road and Thorley Lane, Christ Church Grade II listed. Given the distance retained between the application site and the listed building and the intervening established residential development, the proposal is not considered to have any detrimental impact on the identified heritage asset. A desk based Archaeological Assessment has been prepared for the site. There is no direct evidence for prehistoric or Roman Activity in the study area and the site was farmland in the post-medieval period.

The site is not located near to any known landscapes or sites of historical, cultural or archaeological significance which could be affected by the proposed development.

Characteristics of the Potential Impact

If planning permission is granted for the proposed development, it is considered that given the wider predominantly residential use of this part of Timperley area and beyond the proposed development will complement that existing use and that the effects of the development will be localised and not extend to a wider area.

The most significant short term impact will be the increase in HGV movements, emissions from additional traffic movements and noise/dust during the construction period.

In terms of the magnitude and complexity of any impact, it is considered that that the nature of the proposal will not have any significant change in environmental conditions or impacts on nearby receptors.

An appropriate range of supporting documents and plans have been submitted as part of the planning application and of particular relevance include a Transport Assessment; Air Quality Assessment; Noise Assessment; Ecology Assessment; a Phase 2 Ground Investigation Assessment and a Flood Risk Assessment.

It is considered that the proposed development would not give rise to impacts in terms of traffic, emissions and noise that would require an EIA and that any appropriate mitigation measures regarding these issues can be dealt with through the planning process.

Conclusions

Whilst the development proposals would be considered to fall within Schedule 2 development (Infrastructure Projects) the scale of the development is such that it does not exceed the indicative thresholds and criteria for Schedule 2 development. Regulation 5 of the 2017 Regulations requires the relevant planning authority, in adopting a screening opinion, to state the main reasons for their conclusion with reference to the relevant criteria listed in Schedule 3. If it is determined that the proposed development is not EIA development, the planning authority is required to state any features of the proposed development and measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment.

The Council has screened the proposed development, having regard to the selection criteria in Schedule 3 of the 2017 Regulations. The Council has paid particular regard to the characteristics of the development, its location, and the characteristics of the potential impact of the development. Consideration has also been given to the requirement to consider cumulative effects identified in Schedule 4. In accordance with Regulation 6 of the 2017 Regulations, the developer has submitted an analysis of the features of the proposed development and any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

The comments in the preceding sections of this screening response summarise the Council's conclusions on the likely impact of the development. An assessment has been made as to whether the development would have significant effects, the measures proposed by the applicant to avoid or prevent impacts that might otherwise have significant adverse effects on the environment have also been considered.

In this regard, opportunities to avoid or mitigate any harm by the use of appropriate planning conditions will be identified should the associated planning application be approved. It is considered that the submission of the documents accompanying the planning application will allow a full assessment of the impacts of the development.

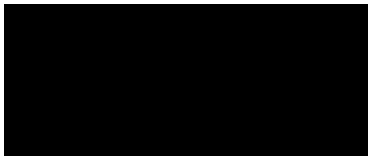
The Council has also had regard to the indicative criteria and thresholds identified in the NPPG.

During construction, the potential increases in traffic, emissions and noise would be temporary, commensurate with a typical construction site. The site is not located within a sensitive area. Construction effects could be mitigated through the implementation of standard mitigation measures through a Construction and Environmental Management Plan should planning permission be granted.

For the reasons given above, it is not considered that the site lies within a sensitive area, nor is it considered that the proposed development would result in any significant effects on the environment. Having regard to the relevant regulations and guidance, the Council does not consider that an Environmental Impact Assessment is required for the proposed development.

This letter constitutes the Local Planning Authority's formal screening opinion of the proposed development under Regulation 6 of the Town and Country Planning (Environmental Impact assessment) Regulations 2017.

Yours sincerely



Head of Planning and Development
Rebecca Coley

From: [REDACTED]
Sent: 15 Oct 2021 18:39:25 +0000
To: McGowan, Cormac
Subject: Planning application 106043/EIASCR/21 World of Pets

Hi Cormac

I accept that there are no ecological receptors on or within the zone of influence of the development that would trigger the need for an environmental impact assessment.

As noted however in my response regarding the outline application there are ecological issues that require resolution.

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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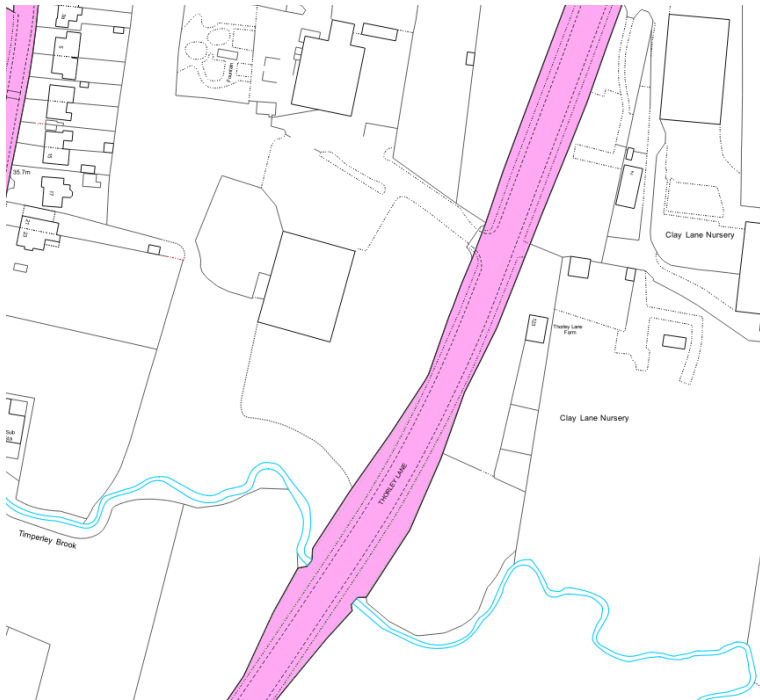
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LOCAL HIGHWAY AUTHORITY RESPONSE TO PLANNING CONSULTATION

Planning Application:	106043/EIASCR/21	Response No.:	01
Location:	World of Pets, Thorley Lane, Timperley, WA15 7PJ		
Description:	Town and Country Planning (Environment Impact Assessment) Regulations 2017 – Screening Opinion Request under Regulation 5 - Outline planning application for up to 116 residential dwellings with all matters reserved aside from access, for which detailed consent is sought.		
Planning Officer:	Cormac McGowan		
Date of Receipt:	05/10/2021	Date of Response:	18/10/2021
Extract of Adopted Highway	<p>© Crown copyright and database right 2021. Ordnance Survey 100023172.</p> 		

1. Latest 5-year planning history

105905/OUT/21	Outline planning application for up to 116no. residential dwellings with all matters reserved aside from access, for which detailed consent is sought.
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working
with

Amey
Tatton House
11 Caldey Road
Roundthorn Industrial Estate
Manchester, M23 9LF

2. The Proposals

It is the understanding of the Local Highway Authority (LHA) that the application seeks an Environmental Impact Assessment (EIA) Screening Opinion in respect of Planning Application 105905/OUT/21 (Outline planning application for up to 116no. residential dwellings with all matters reserved aside from access, for which detailed consent is sought).

It is considered by the applicant that the proposed development would not have a significant environmental impact and as such, an Environmental Impact Assessment would not be required under the Town and Country Planning (Environmental Impact Assessment) Regulations, 2017.

3. Summary

Whilst the LHA would question the developer's statement in the submitted letter that the proposal will have a "negligible" impact on existing traffic flows at this location, the development includes less than 150 residential dwellings, and it is accepted that an EIA is not required under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Elaine Hendren, 18 October 2021



working
with



F.A.O: Cormac McGowan
Planning and Development
Trafford Town Hall

Gareth Owen
Trafford Council
Lead Local Flood Authority

Application No: 105905/OUT/21 &
106043/EIASCR/21

Ward: Timperley

Location: World of Pets, Thorley Lane,
Timperley, WA15 7PJ

Proposal: Outline planning application for up to
116no. residential dwellings with all matters
reserved aside from access, for which detailed
consent is sought.

Date Received: 05 October 2021

Date to Return: 26 October 2021

Drainage Comments

Trafford Council Flood Risk Management position

As the current outline application is only seeking approval for access, our comments regarding surface water flood risk and drainage are advisory.

On review of the Flood Risk Assessment (FRA) (Ref: 071662-CUR-00-XX-RP-D-001, Revision: V07) we accept the proposed surface water discharge rate and approximate attenuation figures, however as mentioned in the document, we will want to see further clarification on the potential for infiltration.

The proposed SuDS at this stage as indicated in the FRA and the Landscape Masterplan are in accordance with the Council's policies and we are keen to see these features progressed at the Reserved Matters application.

With regards to the management and maintenance of the site. Once the detailed drainage design is confirmed, we will need to see who the responsible authorities are with relevant contact details.

Name: Gareth Owen

Date: 12 October 2021

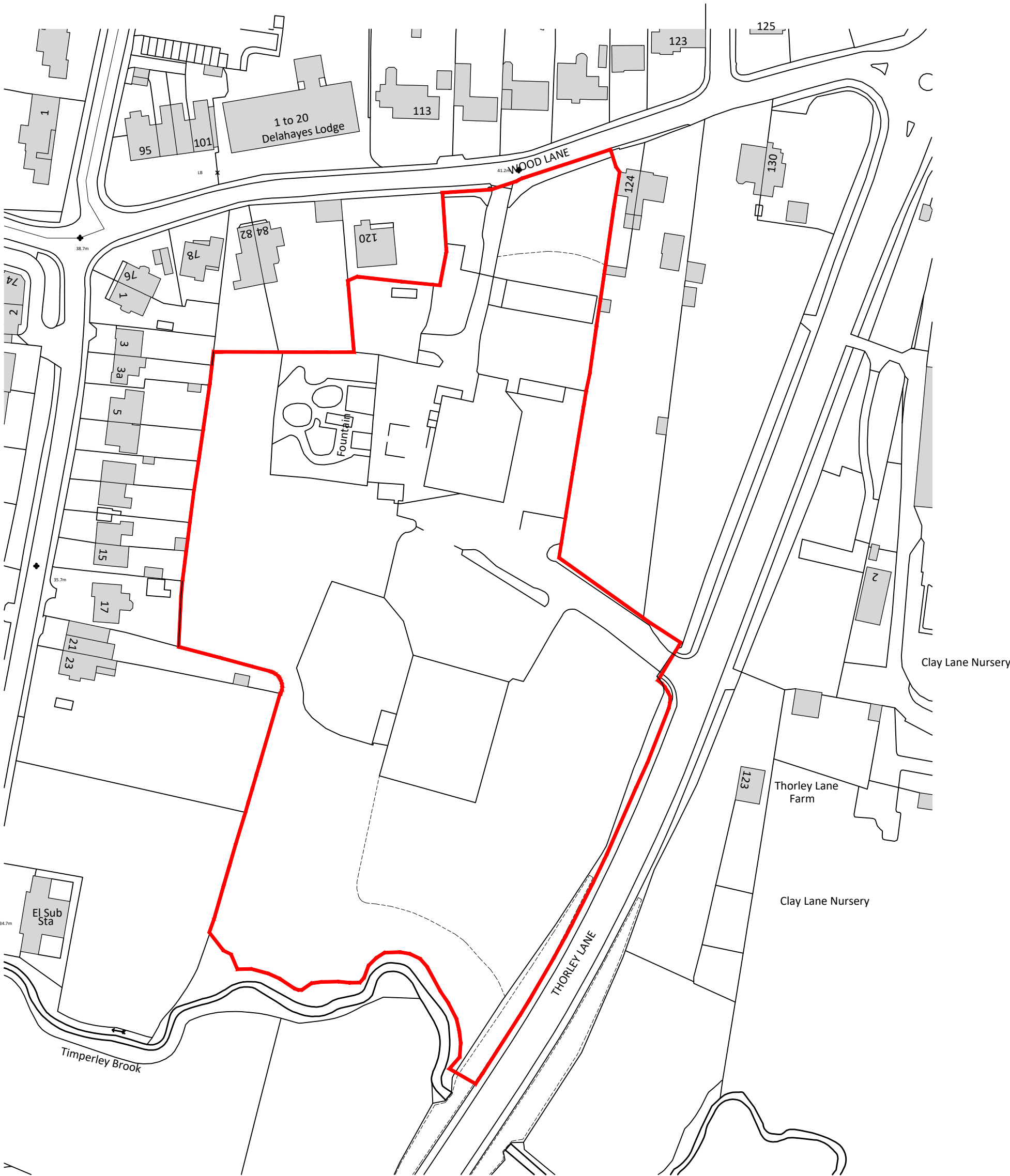
Disclaimer – Comments provided in this response, including conditions, are advisory and it is the decision of the Local Planning Authority (LPA) whether any such recommendations are acted upon. It is ultimately the responsibility of the Local Planning Authority to approve, or otherwise, any drainage strategy for the associated development proposal. The comments given have been composed based on the current extent of the knowledge of the LLFA and the information provided with the application at the time of this response.

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PLANNING NOTES:

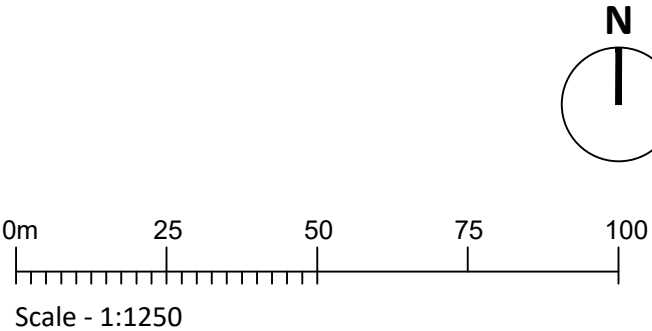
1. Proposals are subject to statutory consents and their related conditions.
2. Proposals are indicative only and subject to further detailed design.
3. Areas are approximate and are based on existing measured data provided by others.
4. Proposals maybe subject to 3rd party agreements such as party wall agreements, rights of light, access easements and other legal covenants.
5. Proposals are subject to legal agreements and amendments to existing leases agreements where applicable.

Site Boundary



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SITE LOCATION PLAN



P1	Planning Issue	HD	IG	24/06/2020
Rev	Description	By	Chk	Date


NORTHMILL
associates
Suite 3 6th Floor 55 King Street Manchester M2 4LQ
0161 639 4411
mcr@northmillassociates.com

Project
World of Pets & Leisure, Timperley

Client
Harlex

Drawing
Site Location Plan

Project No: 2530	Scale @ A2 1:1250	Date: 24/06/2020
Drawn: HD	Checked: IG	Status: PLANNING
Drawing No: L(00)001	Revision:	P1

From: publicaccess@trafford.gov.uk
Sent: 5 Oct 2021 22:10:12 +0100
To: Development Management (Planning)
Subject: Comments for Planning Application 106043/EIASCR/21

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:10 PM on 05 Oct 2021 from Mrs Liz Reid.

Application Summary

Address: World Of Pets Thorley Lane Timperley WA15 7PJ
Proposal: Outline planning application for up to 116no. residential dwellings with all matters reserved aside from access, for which detailed consent is sought.
Case Officer: Cormac McGowan
[Click for further information](#)

Customer Details

Name: Mrs Liz Reid
Email: [REDACTED]
Address: 5 Perry Road, Timperley WA15 7SX

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: The traffic from this outline is unacceptable, Timperley already has too much traffic, the roads can't take anymore! It would be dangerous! Don't build on green belt, look at brown land or empty office! Plus it's rubbish saying the houses are affordable (shared ownership) is only good for the builders... not as good as building council houses!!!!

From: publicaccess@trafford.gov.uk
Sent: 22 Oct 2021 16:57:26 +0100
To: Development Management (Planning)
Subject: Comments for Planning Application 106043/EIASCR/21

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:56 PM on 22 Oct 2021 from Mr Giorgio Murru.

Application Summary

Address: World Of Pets Thorley Lane Timperley WA15 7PJ
Proposal: Outline planning application for up to 116no. residential dwellings with all matters reserved aside from access, for which detailed consent is sought.
Case Officer: Cormac McGowan
[Click for further information](#)

Customer Details

Name: Mr Giorgio Murru
Email: [REDACTED]
Address: 198 Moss Lane, Hale WA15 8AZ

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment: - Please provide details
Comments: The proposed development would mean loss of an important peice of green belt intended to seperate & prevent the urban sprawl of Hale & Timperley into one another. We cannot afford to trade what little open space we have here & it is vital that we do not destroy the character of the area by filling in every available piece of land with blocks and buildings until there is no breathing space left.

 In addition to this, the traffic situation in Timperley is, shall we say, not ideal and adding another few hundred drivers into the mix is just going to compound the issue.

 In terms of placemaking a development of this size just doesn't make sense & would be a detrimental on many levels. It is not a good idea.