



Syspal Properties Ltd
c/o G H Design Ltd
Suite 9, The Newhouse
Stuart Works
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Date: 04.11.2019

Our Ref: 19/02749/FUL

Your Ref: 19-2366

Dear G H Design Ltd

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REFERENCE:	19/02749/FUL
PROPOSAL:	Erection of four bay warehousing/manufacturing/assembly unit with associated loading bays and service yards; formation of car park and vehicular access; landscaping scheme
LOCATION:	Former Oakley Arnold Site, Cockshutt Lane, Broseley, Shropshire, TF12 5NE.
DECISION:	Environmental Impact Assessment Not Required.

I refer to the above planning application.

The development proposal falls within the description of development under paragraph 10 (a) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Industrial Estate development projects). The area of the development would exceed the schedule 2 criteria and threshold, with the area of the proposed development exceeding 0.5 hectare, which requires a screening opinion to be issued.

In considering whether this development is likely to have significant environmental effects and thus require the submission of an EIA, the Local Planning Authority has applied the criteria set out within Schedule 3 of the 2017 regulations and advice in the section on Environmental Impact Assessment in the National Planning Practice Guidance (NPPG). Indicative criteria's and thresholds beyond which an EIA maybe required for a development is set out in an annex of the NPPG. For Industrial estate development projects an EIA is most likely where new development is more than 20 hectares and the key areas to consider relate to traffic, emissions and noise. In this case the development area at of 15,946 sq. metres (1.59 hectares) exceeds the threshold for requiring a screening opinion but is, on its own and in combination with the existing industrial development and the area of land included in the application site for compensatory planting, well below 20 hectares indicative criteria threshold set out in the NPPG above which an EIA is likely to be required.

The selection criteria for screening Schedule 2 development is set out at Schedule 3 of the Regulations, and comprise the characteristics, location, and types and characteristics of the potential impact of the development. Mitigation measures proposed can be taken into account at the screening stage. (Paragraph: 023 Reference ID: 4-023-20170728 of the NPPG).

Characteristics of the development

The site subject to this application covers an area of approximately 2 hectares, of which some 0.5 hectares is to be used to plant compensatory planting. The proposed development, a four bay warehouse, is proposed to be used for B8 and B2 uses, an expansion of the existing industrial uses located immediately adjacent the site to the east and south. The proposed building would have a footprint of approximately 5,545 square metres. Due to the size of the building and the site, the proposal constitutes a major development for planning purposes. However, it is not considered that the characteristics of the development, raise particular issues which would require an EIA.

Location of the development

The site is not in a sensitive area as defined within the Regulations. Previously a recycling and waste transfer use occupied part of the site, the remainder being undeveloped land which was until recently woodland. The previously developed area of the site is included in the Development Plan as a Protected Employment Site. The site adjoins a landscape buffer to the west beyond which are the gardens to residential development in Cherry Orchard Drive. There is existing woodland to the north and a culverted water course crosses the site diagonally from southwest to north east. The site lies partly within the site of former mine workings at Barnets Leasow and Stocking Mound (Shropshire Historic Environment Record [HER] No. PRN 32861 & PRN 07283) the proposals include landscaping in the north-westernmost corner of the development site which may entail the removal of part of the Stocking Mound, a spoil tip associated with an 18th early 19th century iron mine.

Characteristics of the potential impact.

The proposal is for the development of a warehouse unit for a business which designs, manufactures and supply stainless steel products and services to the food, pharmaceutical and health industries.

Issues that are raised by the proposal include potential impacts upon the water management, the local landscape, on archaeology, on ecology, on highways and on residential and local amenity. There would also be potential contamination impacts as a consequence of the changes in land levels/construction impacts. However, it is considered that these matters can be satisfactorily assessed through the planning application and there is a potential for these impacts to be controlled through conditions.

It is considered that the extent of the impacts is likely to be restricted to a relatively local area, and that the magnitude and complexity of the impact is likely to be limited and confined to the local area. No significant issues have been raised by consultees that would indicate that the characteristics of potential impacts of the development would need to be assessed as part of an EIA. In the light of the details submitted the proposal would not be a complex development or pose potentially hazardous environmental effects.

Having regard to all these factors, it is considered that the development would not have significant environmental effects for the purposes of these Regulations and that an EIA is not required.

Please note that should any details of the proposed development change, or if new information comes to light as part of the application process, then an Environmental Impact Statement may be necessary if the development is judged to raise significant environmental impacts. If you wish to alter any aspect of the development you are advised to contact the Local Planning Authority to discuss whether this screening opinion would remain valid for the amended development.

This decision and the reasons for it are provided without prejudice to the outcome of Planning Application 19/02749/FUL.

Yours sincerely,

Sara Jones

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