



HOW

Planning and Environmental Advisers

**MIXED USE DEVELOPMENT AT
KIRK MILL, CHIPPING**

**EIA SCREENING REPORT
ON BEHALF OF
53N BOWLAND LTD
OCTOBER 2013**

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FIGURES

Figure 1: Site Location Plan

1. INTRODUCTION

1.1 HOW Planning LLP has been appointed by 53N Bowland Ltd (the Applicant) to obtain a Screening Opinion for the proposed mixed-use, hotel and leisure-led scheme at Kirk Mill, Chipping, Lancashire. The land to which this Screening Report relates is identified in **Figure 1**.

1.2 This Screening Report summarises the findings of the research and analysis undertaken by HOW Planning and the design and assessment team in relation to the baseline conditions and the potential environmental effects of the proposed development.

1.3 The principles established in the Co-operative Group Limited v Northumberland County Council case¹ held that a Local Planning Authority (LPA) must have sufficient information available as to the possible effects of the proposed development on the environment to enable it to adopt a negative screening opinion. Accordingly, this report is informed by a series of assessments prepared by the technical consultants appointed by the Applicant and to be submitted as part of the planning application. The technical assessments include:

- Landscape and Visual Impact Assessment (Camlin Lonsdale Landscape Architects, 2013)
- Ecology Assessment (Ecology Solutions Ltd, 2013)
- Transport Assessment and Travel Plan (Curtins Consulting, 2013)
- Phase 1 Geo-technical Assessment (WSP, 2011)
- Flood Risk Assessment (Weetwood, 2013)
- Arboricultural Method Statement (JCA, 2013)
- Archaeological Building Report (Oxford Archaeology North, 2013)

1.4 Provision for the request of a Screening Opinion from a Local Planning Authority is made in Regulation 5 of the 2011 EIA Regulations², which states:

(1) A person who is minded to carry out a development may request the relevant planning authority to adopt a screening opinion.

¹ R (Co-operative Group Limited) v Northumberland County Council [2010] EWHC 373 (Admin)

² The Town and Country Planning (Environmental Impact Assessment) Regulations (SI1824/ 2011), DCLG, London

(2) A request for a screening opinion in relation to an application for planning permission shall be accompanied by:

- a) A plan sufficient to identify the land*
- b) A brief description of the nature and purpose of the development and of its potential effects on the environment; and*
- c) Such other information or representations as the person making the request may wish to provide or make.*

1.5 As required by the EIA Regulations, the request for a screening opinion is accompanied by a plan sufficient to identify the land, a description of the proposed development and a description of the likely effects on the environment. Additional information is provided in accordance with guidance presented in the EIA Circular 02/99. Please note that the EIA Circular is currently being revised by the DCLG to reflect to change from the 1999 to the 2011 EIA Regulations. However, at the time of writing, the 02/99 Circular is still the current guidance document and has therefore been referenced throughout this report.

1.6 In relation to the obligations on Local Planning Authorities, the EIA Regulations state in Regulation 5:

(5) An authority shall adopt a screening opinion within 3 weeks beginning with the date of receipt of a request made pursuant to paragraph (1) or such longer period as may be agreed in writing with the person making the request.

1.7 And Regulation 4:

(7) Where a local planning authority adopts a screening opinion under regulation 5(5), that opinion or direction shall be accompanied by a written statement giving clearly and precisely the full reasons for that conclusion.

- 1.8 Accordingly, we request that Ribble Valley Borough Council (RVBC) provide a screening opinion with details of the reason for their decision within three weeks of receipt of this report.

2. SITE DESCRIPTION

- 2.1 The site is located in the village of Chipping, approximately 6.5km north-east of Longridge and 15km from Preston in Lancashire. The site is split over five parcels of land comprising approximately 5.67 hectares in total. The location and red edge boundary plans are presented at **Figure 1**.
- 2.2 The majority of the development site is located over four parcels on the northern edge of the village and is bisected by Church Raike and Malt Kiln Brow. The parcels to the north and south of Church Raike currently comprise open fields, Malt Kiln House and the village cricket ground and pavilion. Outside the site boundary, to the south of cricket ground boundary, is the Kirkfield housing estate; located to the north of Malt Kiln House are residential properties on the Grove.
- 2.3 The parcels of the site to the east of Malt Kiln Brow currently comprise the former H.J. Berry & Sons Limited Kirk Mills site which ceased operation in 2010; the former factory and mill buildings are in a state of disrepair. Chipping Brook flows in a south-easterly direction through the site.
- 2.4 Part of the former HJ Berry & Sons site is designated within the Kirk Mills Conservation Area. In addition, Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat are Grade II listed.
- 2.5 The remainder of the site is located to the south of the village and comprises a currently unoccupied open field which is bound to the west by Chipping Brook and open fields to the north, east and south.

3. THE PROPOSED DEVELOPMENT

- 3.1 The proposed development will comprise tourism and leisure facilities, residential uses and a new cricket pitch and pavilion in keeping with the land uses in the surrounding landscape.
- 3.2 The planning application is a 'hybrid' application including both full and outline elements.
- 3.3 Full Planning Permission will be sought for:
- Works and a change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) and bar restaurant;
 - Conversion of existing factory building to create 7 x 3 bed suites;
 - Demolition of a number of former factory buildings;
 - Construction of a new Hotel and Spa (20 bed), Wedding Venue, Kid's Club and Trailhead Centre within the Kirk Mill site;
 - Highways Access via Church Raikie, Malt Kiln Brow and Longridge Road;
 - Construction of a new Cricket Pavilion (to the south of the village); and
 - Construction of a new access bridge into the site.
- 3.4 Outline Planning Permission will be sought for:
- Up to 60 Residential Units (Use Class C3) on parcels of land to the north of the village. This will be split over two areas of the site with up to 56 residential units proposed on the current village cricket ground. The remaining 4 units will be promoted as self-build plots and will be located to the north of the current cricket ground.
- 3.5 In addition, offsite landscape and ecology improvements are proposed to areas within the Applicants ownership surrounding Chipping Brook to the north and south of the Kirk Mill site.

4. EIA SCREENING ANALYSIS

4.1 When assessing whether an EIA is required, we have followed the guidance published in Circular 02/99 in a step-by-step process. The analysis is presented below.

Step 1 – Is the Proposal Schedule 1 Development?

4.2 According to the EIA regulations and guidance, the application does not constitute Schedule 1 development.

Step 2 - Is the Proposal Schedule 2 Development?

4.3 Developments such as this are classified as Schedule 2, Class 10 'Infrastructure Projects' Subsection (b) 'Urban Development Projects'. The indicative threshold for this class is that if the area of works exceeds 0.5 hectare the development may be referred to as a Schedule 2 project and it should be evaluated to establish whether the potential for significant environmental effects exists so that an EIA would be required.

4.4 Circular 02/99 states that, in general, EIA will be needed for Schedule 2 developments in three main types of case:

- For major developments which are of more than local importance;
- For developments which are proposed for particularly environmentally sensitive or vulnerable locations; and
- For developments with unusually complex and potentially hazardous environmental effects.

4.5 These indicators are considered in the following sections of this document where appropriate.

Step 3 – Is the Proposal in a Sensitive Area?

Archaeology and Heritage

- 4.6 There are no Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the site boundary. Part of the former Kirk Mill site is designated within the Kirk Mills Conservation Area. A Grade II listed building, Kirk Mill, is located within the site boundary. The proposals include for the conversion of Kirk Mill to a hotel, demolition of a number of buildings and construction of new buildings within the Conservation Area.
- 4.7 Oxford Archaeology North has undertaken an assessment of the archaeological and heritage significance of the site and their findings have informed the detailed design proposals. Works to Kirk Mill will be undertaken sensitively to restore the building. The proposals for Kirk Mill are essential to facilitate the continued use for the buildings, which will secure the buildings' future as an important heritage asset, and a key feature of the Conservation Area. Proposed new buildings within the Conservation Area and adjacent to it will also be sensitively designed to ensure to minimise potential conflict with the setting of the listed building and its contribution to the Kirk Mill Conservation Area.
- 4.8 An assessment of the below-ground archaeological resource has also been undertaken. Buried remains of archaeological importance are likely to survive on the Kirk Mill site and a review of the Lancashire Historic Environment Record and historic map regression analysis has concluded that the remainder of the site contain known sites of archaeological interest; the potential for buried remains of significance to survive in-situ is considered to be low.
- 4.9 There will be no impact on existing heritage and archaeology features at a scale significant as to require an EIA to evaluate it. Works to listed buildings are controlled by listed building consent which is a well-established and prescribed process. Therefore, any necessary mitigation will be in accordance with English Heritage guidance and agreed with RVBC.

Residential Areas

- 4.10 There are a number of residential areas in close proximity to the site including those on Kirkland, Kirkfield, The Grove, Church Raikie and Brooklands. Residential properties can be sensitive to the effects of construction and efforts to minimise the impact of noise and dust should therefore be made to reduce the potential for nuisance.
- 4.11 The construction process will be controlled by measures that will be set out in a Construction Environmental Management Plan (CEMP) such as damping down and wheel washing. These processes are standard site best practice measures and an EIA would not be required to specify them.

Ecology

- 4.12 Ecology Solutions have undertaken an ecological assessment of the proposed development including an Extended Phase 1 Habitat Survey of the site. The purpose of the survey was to gain baseline ecological information for the site in order to assess its current status, and to identify any ecological constraints to development that may currently be associated with the site and/or the surrounding land.
- 4.13 The assessment identified that there are no statutory or non-statutory designated sites of ecological importance within the site. The nearest statutory designated site, Bowland Fells Site of Special Scientific Interest (SSSI), is located approximately 1.7km northwest of the site. Given the distance between this designated site and the proposed development site there will be no adverse effects as a result of the proposals.
- 4.14 The nearest non-statutory designated site is Clark House Farm Pasture Biological Heritage Site (BHS) located adjacent to the northern parcels of the site. The directly adjacent land uses to the BHS would retain existing habitats in the form of semi-improved grassland and hedgerow. As such it is not considered that any works in the immediate area will impact on this non-statutory designated site.

- 4.15 In terms of habitats present within the site, these include semi-improved grassland, rough grassland, amenity grassland, trees, hedgerows, water features (including river corridor and pond) and existing buildings. Chipping Brook and its tributaries run through the site, flowing from north to south. A section of the Chipping Brook also borders the western edge of the southern part of the site. The phase 1 survey identified potential habitat for a number of protected species and accordingly additional specific surveys were undertaken in respect of bats, badgers, dormice, otter and water vole.
- 4.16 No badgers, dormice, otter or water vole were found to be present at the site during the surveys. Two of the former factory buildings have been identified as minor/small daytime bat roosts. These buildings are to be retained and renovated as part of the development proposals. Measures for the protection of bats will be subject to European Protected Species licence from Natural England if planning permission is granted. These are commonplace mitigation measures and should not be considered of sufficient significance that an EIA would be required.
- 4.17 In summary, the site is not considered to be of particular sensitivity in ecological terms such that EIA would be required to evaluate the potential effects of development.

Landscape and Visual Amenity

- 4.18 The site is located to the south of the Forest of Bowland Area of Outstanding Natural Beauty (ANOB). The area of the site comprising Kirk Mill is designated as a Conservation Area.
- 4.19 A landscape and visual assessment has been undertaken by Camlin Lonsdale to inform the development proposals. The assessment has demonstrated that the Kirk Mill site is well contained by the strongly defined local landform supported by existing vegetation cover. These factors limit the views of the site from its immediate locality and the wider area. The parcels to the north and south of Church Raikes are located on higher ground and visible over a wider area.
- 4.20 The site is not considered to be sensitive in landscape and visual terms such that EIA would be required to evaluate the potential effects of development.

4.21 The development comprises sensitively designed structures in materials with muted colours that will harmonise with and integrate into the landscape. Furthermore, the development proposals include significant areas of new woodland and tree planting. This new woodland infrastructure will soften and screen visual impacts of the new buildings and contribute to and enhance both character of the site and the quality of the landscape setting of the Kirk Mill Conservation Area.

Water Resources and Flood Risk

- 4.22 The site shown to be partially located in Flood Zone 1, 2 and 3 on the Environmental Agency's Flood Map. In accordance with National Planning Policy Framework (NPPF), a FRA has been undertaken by Weetwood. A sequential approach has been undertaken for the development and proposed residential units located in Flood Zone 1.
- 4.23 Chipping Brook flows in a south-easterly direction through the site. In order to identify and assess the level of flood risk to the site a 1D-2D hydraulic model of the brook has been developed. The model outputs indicate that Kirk Mill and the mills complex are at risk of fluvial flooding. The risk of flooding from all other sources is assessed to be low.
- 4.24 Flood risk will be mitigated through the implementation of a package of measures including raising of finished floor levels, removal of obsolete bridges along Chipping Brook, and ground raising on the development parcels.
- 4.25 In accordance with the NPPF, surface water would be carefully managed so as not to increase runoff rates and volumes leaving the site in comparison to existing values; with additional runoff generated by the development attenuated on-site prior to discharge.
- 4.26 The model outputs indicated that proposed mitigation measures are effective in significantly reducing the extent of flooding and does not increase flood risk elsewhere. On the basis of the model outputs, a large proportion of the development site would be located within Flood Zone 1 and 2.

- 4.27 There will be no adverse effect of the proposals on flood risk to the surrounding area and the site is not sensitive for the purposes of EIA.

Air Quality

- 4.28 The proposed development is not located within an existing Air Quality Management Area (AQMA); RVBC have declared one AQMA located at Whalley Road in Clitheroe over 20km from the site. Given the distance from the site, impacts upon the AQMAs would not be foreseeable. Therefore the site is not sensitive in air quality terms.

Noise

- 4.29 The site is located on the edge of an existing village, adjacent to existing residential areas and highways (Church Raikie, Malt Kiln Brow and Longridge Road). These roads are the dominant noise sources in the area and it is not sufficiently noisy such that the development of the site would be inappropriate. The site is suitable for residential development in terms of noise and as such, EIA would not be required to evaluate the impact of existing background noise upon the proposed development.
- 4.30 Following the construction phase, there will be minor potential for disturbance but this will be limited to the movement of cars on the local highway network. The types of vehicular movements associated with the development are not significant as to require EIA to evaluate the potential effects of development.

Ground Conditions

- 4.31 A phase 1 Geo-Environmental Assessment has been undertaken by WSP to identify the previous and current uses of the site and surrounding area and the potential contaminants that may be present. Historically the site has been used for a mixture of uses including for the manufacture of furniture and as a cricket ground, with some areas previously undeveloped. Surrounding land uses include an iron and brass works and a sewage works.

4.32 There is potential for localised contamination associated with former land use as a furniture factory and potential for ground gas associated with any Made Ground. Mitigation measures for remediation of any contamination found at the site are commonplace and straightforward to implement and will be carried out in accordance with Environment Agency Pollution Prevention Guidance. Accordingly, the potential for significant environmental effects to arise in relation to contamination and its migration is limited and does not require an EIA to evaluate it.

Step 4 – Is the proposal likely to have ‘Significant Effects’ on the Environment?

4.33 Schedule 3 of the EIA Regulations states that when determining whether EIA is required, the characteristics of the development, the sensitivity of the area to be affected and the characteristics of the potential environmental effects must be considered. There are three key tests which are to be undertaken:

- Consideration of the characteristics of the development;
- Consideration of the location of the development; and,
- Consideration of the characteristics of the potential impact.

4.34 Accordingly, we have considered these tests and applied the sub-criteria for each in turn:

Characteristics of the Development

(i) Size of the Development

4.35 As the site is partially undeveloped and partially previously developed, the tests and indicative thresholds set out in EIA Circular 02/99 for both scenarios have been considered below.

4.36 Guidance provided in the EIA Circular on the requirement for EIA for Schedule 2 projects states that development proposed for sites which have not previously been intensively developed are more likely to require EIA if:

- The site area of the scheme is more than 5 hectares; or
 - It would provide a total of more than 10,000 sqm of new commercial floorspace; or
 - The development would have significant urbanising effects in a previously non urbanised area (e.g. a new development of more than 1,000 dwellings).
- 4.37 The total development area comprises 5.67 ha, which is only slight above the 5 hectare threshold of land stated in the EIA Circular; only ~ 4ha of this area is on previously undeveloped land. It should also be noted that proposals to the south of the site on previously undeveloped land include for the provision of a cricket ground with very limited built development.
- 4.38 The total floor space associated with leisure development will be 4,509 sqm; significantly below the 10,000 sqm threshold.
- 4.39 The proposed development will comprise up to 60 residential units; this is significantly less than the indicative 1,000 dwelling threshold indicated in the Circular. This, along with the edge of existing residential location, indicates that the development would not have a significant urbanising effect in a non-urbanised area.
- 4.40 For previously developed sites, the EIA Circular states that development is unlikely to require EIA unless the proposed development is on a significantly greater scale than the existing use or if there is a high level of contamination. Although the proposed development is of greater density than the former uses, the scale is not significantly greater to the extent that an EIA would be required to assess the potential impacts nor is there high levels of contamination identified at the site.
- 4.41 In summary, it is considered that the development does not constitute a major development of more than local importance. The proposals do not exceed the indicative site area threshold set out in the EIA Circular and do not come close to meeting the threshold in relation to the scale of development for previously undeveloped sites or previously developed sites. Accordingly, the proposals do not warrant EIA on the basis of the size of the development.

(ii) Cumulation with Other Development

- 4.42 Circular 02/99 states that in judging whether the effects of a development are likely to be significant, LPAs should have regard to the possible cumulative effects with any existing or approved development.
- 4.43 To our knowledge there are other no existing or approved developments (as stated in the EIA Circular) in the vicinity of the site that should be considered and as such on this basis and EIA is not necessary.

(iii) Use of Natural Resources

- 4.44 The construction of all development projects will inevitably generate demand for energy, materials, water and other natural resources. However, the use of these resources can be minimised through construction site best practice and by maximising the amount of materials sent for re-use or recycling. These commitments would be qualified through the production of a CEMP and a Site Waste Management Plan (SWMP); details of which have been developed within a Waste Strategy for the proposed development. Given that these actions are standard practice to minimise resource use there would be no significant impact on the use of natural resources such that EIA would be required.

(iv) Production of Waste

- 4.45 The proposed development has the potential to result in an increase in waste generated on the site. Waste products from construction are an inevitable part of development. However, due to the potential cost of construction, a SWMP must be prepared by the developers and approved by RVBC prior to commencement of works on site. This process will identify best working practices appropriate for the site with the intention of avoiding significant or unnecessary environmental effects, minimising the production of waste and maximising recycling and reuse of materials. On this basis the waste generation will not be of a level of significance that would require EIA.
- 4.46 Once completed the development would generate domestic and commercial waste. Recycling facilities will be installed at the site to minimise the proportion of

waste being sent to landfill. The types of waste arisings and the method of treatment are commonplace and would not necessitate an EIA to evaluate waste impacts.

(v) Pollution and Nuisances

Contamination

- 4.47 The anticipated mitigation measures for remediation are commonplace and straightforward to implement and will be carried out in accordance with Environment Agency Pollution Prevention Guidance. Accordingly, the potential for significant environmental effects to arise in relation to contamination and its migration is limited and does not require an EIA to evaluate it.

Traffic

- 4.48 The development has the potential to generate vehicle movements on the existing highways network. Accordingly, Curtins Consulting has undertaken a Transport Assessment to evaluate the potential traffic impacts.
- 4.49 As the proposed development will be located across a number of separate parcels of land each element of the scheme will benefit from individual points of access off the local highway network. It has been demonstrated that each access can be delivered in accordance with current design standards and recommendations.
- 4.50 A detailed assessment of the trip generating characteristics of the mixed use site has been undertaken based on a mixture of conventional trip calculating methods and donor site analysis and it has been determined that the proposed scheme would not generate significant levels of additional traffic on the local highway network.
- 4.51 A further detailed capacity assessment has been undertaken of a key junction within the village centre for a future 2018 assessment year with the results confirming that the proposed development would have no severe impact on the operation of the Talbot Street/Windy Street/Garstang Road/Church Raikie junction.

- 4.52 The traffic analysis indicates that the site access junctions and the junctions on the local network can accommodate all development traffic. As such EIA is not required on transport grounds.
- 4.53 A framework Travel Plan has also been produced for the proposed development which identifies a package of measures and initiatives aimed at promoting more sustainable travel choice and reducing reliance on the private car.

Air Quality

- 4.54 Construction activities have the potential to generate dust. This will be controlled by measures that will be set out in a CEMP such as damping down and wheel washing. These processes are standard site best practice measures and an EIA would not be required to specify them.

Noise

- 4.55 The proposed development of the site has the potential to generate noise during the construction process. Noise associated with construction is inevitable but can be minimised as far as possible through the application of best practice operating procedures that could be conditioned through a CEMP.
- 4.56 Following the construction phase, there will be minor potential for disturbance but this will be limited to the movement of cars on the local highway network. The types of vehicular movements associated with the development are not significant as to require EIA to evaluate the potential effects of development.

(vi) The Risk of Accident (particularly substances or technologies use)

- 4.57 It is not considered that the proposed end-use is associated with a risk of accident significant for the purposes of requiring an EIA. Risks of accidents during the construction process will be controlled by stringent health and safety measures in full compliance with national standards and legislation.

Location of the Development

(i) The Existing Land Use

4.58 The existing site comprises existing buildings, open land and a cricket ground. Discussion on the sensitivity of the existing site features has been presented earlier in this report.

(ii) Impact on Relative Abundance, Quality and Regenerative Capacity of Natural Resources in the Area

4.59 The proposed development will not have an adverse effect upon natural resources in the area for the purposes of EIA. Trees will be retained where possible within the proposals and native tree and shrub planting are to be incorporated into the site design as well as offsite woodland planting.

(iii) Absorption Capacity of the Natural Environment

4.60 The EIA regulations states that particular attention should be paid to wetlands; coastal zones; mountain and forest areas; nature reserves or parks; areas designated under EU Directives on the conservation of wild birds, natural habitats, flora and fauna; areas in which environmental standards have been exceeded; densely populated areas; or landscapes of historical, cultural or archaeological significance. The site possesses none of these characteristics and is therefore considered to possess sufficient absorption capacity to allow development to proceed.

Characteristics of Potential Impact

(i) Extent of Impact

4.61 Any effects of the construction phase such as noise and vehicle movements will be limited to the site and the immediate surrounding area. The impacts associated with the construction phase can also be easily controlled by enforceable good practice, such as a CEMP as outlined above.

4.62 Physical impacts will be limited to the site itself. Potential off-site operational impacts relate to an increase in vehicular movements, which have been identified as negligible and not significant for the purposes of EIA. As detailed above, the development does not constitute a major development of more than local importance.

4.63 Overall, all impacts would affect the local area and will be of limited or no significance for the purposes of EIA.

(ii) Transfrontier Nature of the impact

4.64 Transfrontier impacts are not applicable for a development of this nature and scale in this location.

(iii) Magnitude and Complexity of the Impact

4.65 Impacts during the construction phase would be of a relatively small scale and would relate to standard construction impacts such as noise and vehicle movements that could be addressed through standard best practice operating procedures and a CEMP.

4.66 Once operational, there would be a change to vehicular movements on the immediate surrounding highways network. Curtins Consulting has been appointed to evaluate these movements and have confirmed that there would be no significant impact on the highways network. Therefore, the potential impacts associated with transport are not of a magnitude or complexity to require EIA.

4.67 A FRA is required under the requirements of the NPPF. The FRA is required to demonstrate that the site can be safely developed without posing an undue risk to users or increasing flood risk elsewhere. A drainage system will be designed which will ensure that there is no increase in runoff as a result of the development up to the 1 in 100 year + climate change return period. This will result in no impact upon safe access and egress and the potential for flooding at the site.

4.68 In terms of the potential effects on ecology, the planning and licensing procedures in relation to protected species are well established and prescribed. Therefore, any

necessary mitigation will be based on survey information, will be in accordance with best practice guidance prepared by Natural England and will be agreed with RVBC. Therefore, an EIA would not be required to evaluate the effects on ecology.

- 4.69 Overall, the magnitude and complexity of potential impacts is not sufficient so as to require EIA to evaluate and offset them. Indeed, the potential impacts associated with this type of development are well understood and easily mitigated in accordance with well-established guidelines. This being the case, an EIA should not be required in relation to the magnitude and complexity of impacts.

(iv) Probability of the Impact

- 4.70 Construction related impacts such as noise are likely to occur to a limited extent but are easily addressed through appropriate construction site best practice measures. The character of the site will change, however this will be an improvement to the existing situation at Kirk Mill and incorporate increased landscape planting. The change in site use is not of a level of significance such that EIA would be required to assess it.

(v) Duration, frequency and reversibility of Impact

- 4.71 Any impacts linked to the construction period would be short term or temporary in nature. In the longer term, there is the potential for traffic generation which has been assessed within the Transport Assessment of having no significant impact on existing highway junctions once mitigation and/or committed improvements are implemented. As such an EIA is not required to evaluate the reversibility of the impact.

5. SUMMARY AND CONCLUSION

5.1 The proposed development exceeds the indicative threshold set out in the EIA Circular on the requirement for EIA for Schedule 2 projects. However, this criteria is only indicative and the test of the need for EIA remains the potential for significant adverse effects to occur. Accordingly, this report has demonstrated that EIA is not required on the basis of the following:

- The site of the proposed development is not sensitive in terms of the receiving environment or surrounding receptors;
- The proposed development does not constitute a scheme of more than local importance and the types of impact associated with this type of development are not of a level of magnitude, complexity or significance such that EIA would be required to evaluate them;
- Technical assessments undertaken in support of the planning application demonstrate that the proposals will not have any significant impacts as to require EIA to evaluate it; and
- The scale of the proposals is not significantly greater to the extent that an EIA would be required to assess the potential impacts nor are there high levels of contamination identified at the site.

5.2 In accordance with the above an EIA of the proposals would not be required. In order to confirm this, the Applicants request a formal Screening Opinion on the requirement for EIA and would be grateful if RVBC would respond by way of a formal Screening Opinion within the requisite 21 days. We request that this opinion contains a written statement giving clearly and precisely the reasons for the decision, in accordance with Section 4 of the EIA Regulations.

5.3 If the Local Authority require any additional information in order to make a decision please do not hesitate to contact HOW Planning.

HOW Planning LLP

October 2013

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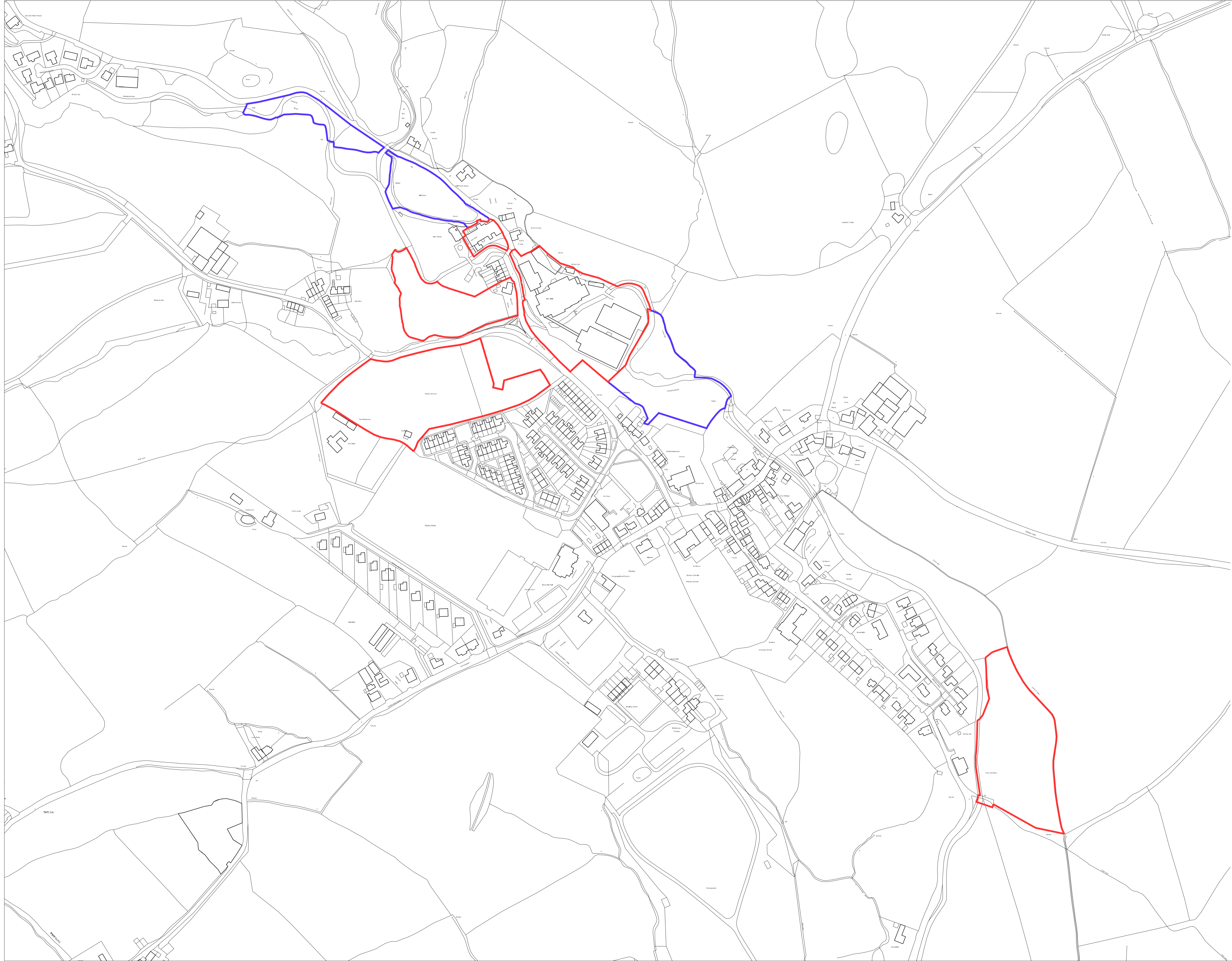
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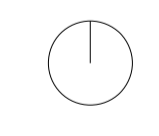
FIGURE 1
SITE LOCATION PLAN

Copyright of this drawing is vested in 5plus Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING. M1 1FN
All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. Table contents are to be checked at any variation between drawings and site conditions.
Electronic data (drawings) based on 'best only' and should not be interpreted for measurement. All dimensions and levels should be read only from those values stated to suit, in the drawings.
KEY PLAN:

Application Site Boundary
Additional Land in Ownership of Applicant



REV: | DATE: | DETAILS:



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PROJECT:
Chipping
Masterplan
TITLE:
Site Edged Red
Location Plan
SCALE: 1:2000 A1 DATE: 01.05.13 DRAWN: JDH CHECKED: JM
STATUS:
Planning
DRAWING NO: 05024_MP_00_000 REV: B
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