

NOTICE OF ADOPTION OF SCREENING OPINION

TOWN AND COUNTRY PLANNING ACT 1990

REGULATIONS 6, 8 and 9 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 as amended

Application: 24/00145/REM

APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, ACCESS, APPEARANCE, LAYOUT AND PARTIAL LANDSCAPING) PURSUANT TO HYBRID PLANNING PERMISSION 20/00494/HYB, COMPRISING THE DEVELOPMENT OF 495,720 SQ FT (GIA) OF STORAGE AND DISTRIBUTION FLOORSPACE (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(G)) ACROSS TWO WAREHOUSE UNITS, TOGETHER WITH LANDSCAPING AND THE PROVISION OF INFRASTRUCTURE

SCREENING OPINION BY THE LOCAL PLANNING AUTHORITY TO THE EFFECT THAT THE RESERVED MATTERS APPLICATION (THE SUBSEQUENT APPLICATION) WILL NOT RESULT IN SIGNIFICANT EFFECTS ON THE ENVIRONMENT BEYOND THOSE EFFECTS ALREADY ASSESSED UNDER THE HYBRID CONSENT REFERENCE 20/00494/HYB

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 as amended

On the basis of the information provided by the applicant (Tritax Symmetry Merseyside 1 Limited) about the proposed development, Knowsley Council hereby adopt the negative screening opinion as detailed below.

Schedule 1

Is the development in Schedule 1 of the above Regs.?	NO
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Column 1 of Schedule 2

Is the development in Column 1 of Schedule 2 of the above Regs.?	YES
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Details:

Column 1 : Description of Development - **Schedule 2, 10(a) Infrastructure Projects (Industrial Estate development Projects) where the area exceeds 0.5 hectares.**

Column 2: Applicable Threshold & Criteria – **Schedule 2, 10(a): Area of Development exceeds 0.5 hectare**

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Sensitive Area (Regulation 2)

Is the development within a 'sensitive area' as defined by Regulation 2 of the above Regs.?

NO

Schedule 2 - Significant Effects on the Environment

Is the development likely to have significant effects on the environment by virtue of factors such as its nature, size or location?

NOT BEYOND THOSE EFFECTS ALREADY ASSESSED UNDER THE HYBRID CONSENT

Reasons for Screening Opinion

The characteristics and location of the development in terms of the site's physical scale and area, the nature of the development and consideration of cumulative impacts have not materially changed from the hybrid application. The characteristics of the potential impacts associated with this development do not go beyond the original ES. The likely significant effects in terms of the magnitude and extent of impact, nature of the impact (including transboundary impacts), probability, permanence and mitigation of the impacts and the cumulation of impacts are considered to have been adequately assessed in the hybrid ES; the reserved matters application does not materially change the extent of likely significant effect such that a new ES is required and adequate environmental information has been submitted to assess the significant effects of the development on the environment.

The environmental impacts relating to the extent of earthworks as well as the environmental impacts from traffic, noise, air quality, construction, drainage and soil movement/contamination were all adequately assessed within the original Environmental Statement (ES) and the environmental information submitted to the LPA is adequate to assess significant effects of this proposal on the environment. Ecology impacts,

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habitat and trees/woodland impacts, water quality impacts, heritage impacts and landscape and residential amenity/visual impacts have also been adequately assessed within the hybrid application ES and the LPA has adequate environmental information to assess the significant effects of this proposal on the environment.

The characteristics and location of the development have not materially changed from consideration of the hybrid ES and the impacts are not considered to go beyond what was originally assessed in relation to use of natural resources, absorption capacity of the natural environment having regard to the location of SSSIs/European Sites, sites of historical significance and densely populated areas, production of waste, pollution or nuisance, risks of accidents/disasters, risks to human health or land stability impacts. The LPA considers that the proposal presents adequate environmental information to assess the proposal.

In summary, the Local Planning Authority concludes that this subsequent application for reserved matters, which falls under Schedule 2 of the EIA Regulations, falls within the scope of the hybrid application, does not materially alter the development as assessed under the hybrid ES and the LPA considers that the scheme includes adequate information to assess the significant effects of the development on the environment. On this basis, a new or updated ES is not required.

Form completed by: Clare Appleyard on Behalf of Knowsley Council

CHARACTERISTICS OF DEVELOPMENT THE CHARACTERISTICS OF THE DEVELOPMENT MUST BE CONSIDERED HAVING REGARD, IN PARTICULAR TO:	ES REQUIRED	ES REQUIRED/ NOT REQUIRED-WHY?
The size of development	No	The development falls into Schedule 2 – Other Projects - Installations for the disposal of waste (10)(fb)

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The cumulation with other development	YES (contribution to)	Consideration to be given to the committed developments within the Halsnead Garden Village development as set out in the Masterplan SPD and those developments with live planning applications. Adequate information submitted.
The use of natural resources	No	The development would not utilise significant natural resources. Adequate information submitted.
The production of waste	No	The development would be unlikely to be a significant generator of waste, although waste soils will be utilised in the development. Adequate information submitted.
Pollution and nuisances	No	The development would not give rise to significant pollution or nuisance. Adequate information submitted. Mitigation likely to be required.
The risk of accidents, having regard to particular substances or technologies used	No	The development's location on a former colliery will need to be considered. Adequate information submitted.
Location of development The environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to:		
The existing land use	YES	The site is currently not intensively developed and the proposal is considered to lead to some urbanisation. Adequate information submitted.
The relative abundance, quality and regenerative capacity of natural resources in the area	No	The development would not have a significant impact upon natural resources in the area. Adequate information submitted.
The absorption capacity of the natural environment, paying particular attention to the following areas:		
(i) wetlands	No	The site is not within a wetland area
(ii) Coastal zones	No	The site is not within a coastal zone
(iii) mountain and forest areas	No	The site is not within a mountain or forest area
(iv) nature reserves and parks	No	The site is not within a nature reserve or park
(v) areas classified or protected under Member States' legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of wild birds (a) and Council Directive 92/43/EEC on the conservation of natural habitats and wild flora and fauna(b)	No	The site is not a protected area. Adequate information submitted.
(vi) areas in which the environmental quality standards laid down in the Community legislation have already been exceeded	No	The site is not within an area where environmental quality standards laid down in the Community legislation have already been exceeded. Adequate information submitted.
(vii) densely populated areas	No	The proposal will not significantly extend the existing urban area. Adequate information submitted.

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(viii) landscapes of historical, cultural or archaeological significance	YES	The site is adjacent to Grade II listed Old Halsnead Hall and there is a non-designated heritage asset (the boundary walls) in close proximity. Adequate information submitted to allow assessment. Mitigation likely to be required.
Characteristics of the potential impact The potential significant effects of the development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to-		
(a) the extent of the impact (geographical area and size of the affected population	No	The impacts, such as traffic impacts, are likely to be realised some distance from the site. Adequate information submitted.
(b) the transfrontier nature of the impact	YES	Likely to be limited transfrontier impact. Adequate information submitted.
(c) the magnitude and complexity of the impact	No	The proposal is medium in scale and the site has some constraints to development. Adequate information submitted to allow assessment.
(d) the probability of the impact	No	Adequate information submitted.
(e) the duration, frequency and reversibility of the impact	YES	The development is permanent, and not reversible. Adequate information submitted.