



Knowsley Council

Dominic Page
Gerald Eve LLP
No 1 Marsden Street
Manchester
M2 1HW

Our Ref: 22/00655/SO

Date: 10/11/2022

Dear Dominic,

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

RE: SCREENING OPINION

**PROPOSAL: SCREENING OPINION FOR THE DEMOLITION OF EXISTING
ACCOMMODATION AND ERECTION OF WAREHOUSE (USE CLASS B8) WITH
ANCILLARY OFFICES (USE CLASS E(g)), RECONFIGURED POINTS OF
ACCESS, NEW SECURITY GATEHOUSES AND ASSOCIATED WORKS**

**SITE: DEACON BUSINESS PARK, MOORGATE ROAD NORTH, KIRKBY,
KNOWSLEY, L33 7RX**

Thank you for your email application received 21st October 2022 setting out proposals for the above site.

From the information submitted I can confirm that an Environmental Impact Assessment will not be required in support of your planning application.

Please find attached the Council's formal Screening Opinion.

Should you wish to discuss the matter further or require any additional information please do not hesitate to contact Jo Sheridan on 07833 481 030 or email jo.sheridan@knowsley.gov.uk.

Yours sincerely,



Executive Director - Regeneration and Economic Development



The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

REFERENCE NUMBER: 22/00655/SO

SITE: DEACON BUSINESS PARK, MOORGATE ROAD NORTH, KIRKBY, KNOWSLEY, L33 7RX

DESCRIPTION OF DEVELOPMENT: DEMOLITION OF EXISTING ACCOMMODATION AND ERECTION OF WAREHOUSE (USE CLASS B8) WITH ANCILLARY OFFICES (USE CLASS E(g)), RECONFIGURED POINTS OF ACCESS, NEW SECURITY GATEHOUSES AND ASSOCIATED WORKS

- The proposal does not fall within schedule 1
- The proposal does fall within schedule 2

SCREENING OPINION RELATING TO PROPOSED INDUSTRIAL DEVELOPMENT AT LAND AT MOORGATE ROAD NORTH, KIRKBY

The submission relates to the proposed demolition of existing accommodation and erection of warehouse (Use Class B8) with ancillary offices (use class E(g)), reconfigured points of access, new security gatehouses and associated works.

The proposal is identified by the applicant as an 'Industrial Estate Development' under Class 10(a) of Schedule 2 of the Environmental Impact Assessment (EIA) regulations as the site is over 0.5 of a hectare.

The proposal has been assessed against the selection criteria stated within Schedule 3 of the EIA Regulations:

- Characteristics of the development
- Location of the Development
- Characteristics of Potential Impact

Characteristics of the development

At 8.85ha, the proposal is considered to be a major development. The proposed development exceeds the threshold stated with Schedule 2.

The proposed building would be 42,850sq.m (replacing a building of 47,596sq.m). It is the intention to retain the existing car parking to the front of the site and deliver and new service yard to the rear of the building. Associated infrastructure and landscaping will be provided, including and electrical sub station.

The height of the proposed building would be 18m underside, raising to 21m at ridge.

A full planning application is proposed to be submitted.

Location of the Development

The site consists of 8.85 hectares and comprises of brownfield land. It is bound by Moorgate Road North to the west and bounded by other, existing industrial development to the north, south and east. The site itself is within Kirkby Business Park.

Characteristics of Potential Impact

The scale, location and context of the development proposal give rise to the following potential impacts:

- Heritage
- Transport & Access
- Air Quality
- Noise
- Ecology
- Ground conditions and Land Contamination
- Climate Change and Greenhouse Gases

Regard is also given to the magnitude, spatial extent, nature of the impact, its transboundary natures, intensity and complexity, probability, duration, frequency and reversibility, the cumulation of the impact with other existing and/or approved development and the possibility of effectively reducing impact.

Having considered the development proposal in the light of the information available and in the context of the EIA Regulations and Guidance it is considered that the proposed works will not give rise to significant environmental effects, and you are advised that the proposals should not be considered EIA development. An **Environmental Statement (ES) is not required** in this case.