



**TOWN AND COUNTRY PLANNING
(ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2011**

Application Number: A/134/13/

Description: Outline application for demolition of Broadlees and erection of up to 27 x 2 bed age restricted cottages, a 60 bed care home, laundry room, managers cottage and guest suite, with associated car parking This is a departure from the development plan.

Date accepted:
25th November 2013

Assessment:

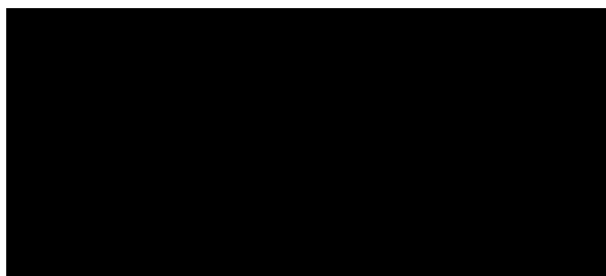
The application does not require the submission of an Environmental Impact Statement because of the following reasons:

Schedule 2 development: The application falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and could have had the potential to impact on the environment in such a manner as is covered by these regulations. The following issues are considered relevant to this proposal and have been considered in coming to this decision:

The development is not of more than local importance;
The site does not lie within an environmentally sensitive or vulnerable location;
The proposed development would not have unusually complex or hazardous environmental effects;
It is unlikely to cause significant cumulative impacts with other development;
It will not significantly impact on the use of natural resources;
The proposed development is unlikely to produce waste of environmental significance;
The proposal is unlikely to cause significant pollution or nuisance (subject to suitable safeguards).

Legal Opinion sought: ~~YES~~ / NO

Signed:



Co Signed:

Date:

12/12/13

Letter sent to applicant