



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

Application Number: P/22/22/PL
Description: Variation of condition 1 imposed under P/132/20/RES relating to approved plans.
Date Accepted: 14th February 2022

Assessment: **The application does not require the submission of an Environmental 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 2017 (as amended) 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 proposed seeks to vary Condition 1 imposed on P/132/20/RES which relates to the construction of up to 300 No. new homes following outline approval P/30/19/OUT.

The Council considers the above proposal to be an Infrastructure Project (Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas) within section 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The EIA screening opinion on the outline application P/30/19/OUT stated that the proposed development was unlikely to result in significant environmental impact and as such concluded that EIA was not required.

The EIA screening in relation to P/132/20/RES considered the criteria in Schedule 3 (characteristics of development; location of development; and types and characteristics of the potential impacts), and concluded that the proposal would not be likely to have a significant effect on the environment for the following reasons:

Due to the location and scale of the development, it is considered unlikely that there would be significant impacts in terms of noise, contamination, flooding or cultural heritage. Where the development would have an impact, the conditions imposed on the outline permission are appropriate to mitigate these impacts, meaning a significant effect in EIA terms is considered unlikely. There are no new

significant effects on the environment that have become apparent because of this reserved matters application.

Therefore, the nature and scale of the proposed development in this case, is unlikely to result in significant environmental impacts and EIA is not required, in accordance with the previous screening opinion for the outline application (P/30/19/OUT) and subsequent reserved matters (P/132/20/RES).