

EIA SCREENING OPINION - Planning Authority Summary

Application Reference Number	17NP0039
Description / Site Address	Variation of condition 6 of planning permission 14NP0089 (extension to time to allow for siting of temporary office accommodation for a further 12 months) at Walltown Quarry, U7032 Greenhead Junction to Farglow Farm, Greenhead, CA8 7JD

Introduction

Following the submission of a planning application for the development referenced above, the Local Planning Authority has considered this proposal, against the EIA Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). This document should be considered to be the formal Screening Opinion of the Local Planning Authority.

Based on the information submitted, The LPA's assessment of the likely significance of potential environmental impacts concludes that **an Environmental Impact Assessment is not required**. A statement of reasons follows.

EIA Screening Checklist

(Stage 1) - Is the proposal indicated by the broad descriptions given in Schedule 2 Column 1 of the Regulations?

Yes - 10. Infrastructure projects, (b) urban development projects.

(Stage 2) - Does the proposal exceed the indicative threshold criteria in Schedule 2 Column 2 of the Regulations?

No – The project is for the temporary retention of office accommodation and does not include more than 1 hectare of urban development which is not dwellinghouse development, and does not develop an area exceeding five hectares in area.

(Stage 3) – Does the proposal exceed any of the indicative thresholds set out in the Annex to National Planning Practice Guidance?

No – The indicative thresholds relevant to this proposal suggest that EIA is unlikely to be required on sites which have not previously been intensively developed, unless (i) area of the scheme is more than 5 hectares; or (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).

(Stage 4) – Assessment of Sensitivity. All constraints & designations affecting or affected by the proposal, both on the site itself and its surrounding area should be

considered. EIA Regulation 2(1) defines sensitivity. The thresholds in Schedule 2 Column 2 and criteria in NPPG do not apply in sensitive areas.

Yes – The development is within a sensitive area as defined by EIA Regulation 2(1).

Northumberland National Park – The site is located within the National Park. Potential for high sensitivity in terms of considerations including biodiversity, landscape, tranquillity and heritage/archaeological considerations.

Hadrian's Wall World Heritage Site – potential for high sensitivity in respect of heritage/archaeological considerations.

As the proposal falls within a sensitive area, the scale of the development falling below the thresholds and more lenient criteria set out in Stage 2 and 3 of this process do not rule out the potential for the proposal to be EIA development.

Statement of Reasons



The proposal is for the retention of a small scale office accommodation, for an additional twelve months beyond the temporary period already allowed by an extant planning permission.

Given the characteristics, scale, location and design of the development, there are not considered to be any factors which would indicate that the development proposal would be likely to generate significant environment impacts.

Conclusion

The Local Planning Authority has considered this proposed development based on the information provided as a formal EIA screening opinion request under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

Based on the information submitted, the LPA's assessment of the likely significance of potential environmental impacts concludes that an **Environmental Impact Assessment is not required**. A statement of reasons is set out above.

	Signature	Date
Planning Officer		17/5/17
Head of Development Management		17/05/2017