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Professor Steven Broomhead
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Environmental Impact Assessment Regulations 2017

Regulation 6 Screening Opinion

Dear David Appleton,
Appletons Landscape Architects & Environmental Consultants

Application No.: 2021/40242
Location: ASHTONS FARM, CLAY LANE, BURTONWOOD AND WESTBROOK,
WARRINGTON, WA5 4DJ
Proposal: SCREENING OPINION FOR RESIDENTIAL DEVELOPMENT

Appletons submitted a Request for an EIA Screening Opinion (REIASO) to the local planning authority, by way of Report dated and received 27th September 2021 ("the Request").

In the opinion of the Local Planning Authority (LPA), Environmental Impact Assessment (EIA) IS NOT required for the above specified development.

Statement of Reasons for the Screening Opinion:

Proposed development is considered under Schedule 2, Class 10 (b) urban development project exceeding 150 dwellings.

The LPA have therefore taken account of the criteria set out in Schedule 3 of the 2017 Regulations and have considered the site not to be in a sensitive area and the proposal is not likely to have a significant adverse effect on the environment as defined in the 2017 Regulations. EIA is only required for Schedule 2 projects if



there are likely to be significant environmental effects.

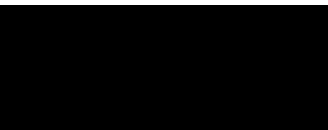
The Council have considered the Screening Request Letter submitted by Appletons and agree with the general conclusions. It is considered that there are no significant environmental effects associated with the proposal. Impacts are anticipated to be localised and are not considered likely to generate significant environmental effects. The proposed development is not anticipated to be environmentally complex in nature and combined effects are considered unlikely to be significant. Likely significant negative effects on the environment are not anticipated given the scale and nature of the proposal.

Without prejudice to the consideration of the principle of development on this Green Belt site, detailed assessment is required in relation to ecological impact and enhancement as well as highways considerations and this can be dealt with through supporting information to accompany a planning application but does not warrant EIA.

Mitigation measures relating to ecology, highways and construction noise could be incorporated in a Construction Environmental Management Plan (CEMP) for the proposal and the development could be undertaken without there being likelihood of significant adverse environmental impacts effects within the meaning of the EIA Regulations.

The Council would encourage the applicant to enter into pre-application discussions in advance of any future planning application being submitted on this site

Yours sincerely



Niki Gallagher
Development Manager
Development Management