STAFFORDSHIRE moorlands DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MISPAL
Chief Executive

Dealt with by: Mr C. Johnston

Direct Dial: 01538 395400 ext. 4924

Our Ref: ***SMD/2019/0412***

Your Ref:

Date: 3rd July 2019

Mr Chris Hesketh
CTD Architects
Clerk Bank House
Clerk Bank
Leek
Staffs
ST13 5HE

Dear Mr Hesketh

Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 – Screening opinion.

CONSALL HALL AND GARDENS, CONSALL, STAFFS

A formal screening opinion has now been undertaken by the Staffordshire Moorlands District Council as required in accordance with the above legislation, under regulation 5 of S.I 2015 No.1824 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2015 for the following development: -

Proposed change of use and redevelopment of Consall Hall – Private House, gardens and Wedding Venue to form Hospitality Venue, Wellbeing Hotel & Lodges inclusive of:
•Demolition of existing outbuildings and construction of new wedding venue including works to the existing walled garden.
•Redevelopment of existing hall.
•Construction of 24 Lodge buildings, installation of 21 prefabricated pod buildings and 10 shepherds huts including associated works for servicing and access.
•Construction of new 2 storey Spa Facility around existing folly.
•Arboricultural Works to the existing gardens including tree removal, pruning and new tree planting.
•Improvements to access routes into and around the site, including proposed passing places and improved turning radius.

Having considered the details of the proposed development Staffordshire Moorlands Council is of the opinion that the application does not fall within Schedule 1 of the S.I. 2015 No.1824. However, it does fall within Schedule 2 development of S.I. 293, in particular Part 12 (c) 'Holiday villages and hotel complexes outside urban areas and associated developments' and exceeding 0.5 hectares in size, where EIA is not mandatory. Having therefore had regard to the characteristics of the development, its location and potential impact, the Local planning Authority does not consider that the proposal requires an Environmental Impact Assessment for the following reasons**.**

Physical changes in the locality (topography, land use, changes in water bodies, etc)

Although this is a significant development, the physical changes in the locality are not considered to be significant. This view is reached having regard to the fact that the changes would be permanent albeit reversible.

Traffic related impacts – Movements and Safety, Noise and Air Quality.

It is not considered that the proposal will be a significant traffic generator in relation to the current use of the site as a wedding venue and which had hosted garden open days. Although holiday let/hotel uses are being introduced in addition to the wedding venue, the introduction of overnight wedding accommodation together with the removal of garden open days would help to alleviate frequent traffic generation.

The noise and air quality issues associated with traffic generation are considered to be insignificant and for this reason do not necessitate EIA.

Infrastructure

Given the scale of the development, particularly when considered and the lack of any other similar developments proposed in the vicinity, it is not considered that there are likely to be significant impacts on schools, hospitals, transport links and other community infrastructure, which require EIA consideration.

Ecology and Nature Conservation

There is a likelihood of some impacts on habitats for protected species in and around the site but it is considered that these can be adequately addressed through normal protected species surveys and any recommended mitigation and protection measures.

Flood Risk

The site is not in a flood zone and measures can control the run-off of water. It is not considered that EIA is warranted on these grounds.

Conclusion

On the basis of the above, it is considered that the proposal is unlikely to have significant effects and an Environmental Impact Assessment will not be required.

The Council has considered other possible impacts and effects of the development including, Archaeology and Architectural Context, Contamination, ground and water quality**,** loss of agricultural land, harmful substances and waste generation, risk of accidents, social changes and the visual impact of the proposal. The Council does not consider that these are of such significance as to warrant environmental impact assessment. I have enclosed, for reference, a copy of a screening checklist document which has helped formulate this decision.

Yours Sincerely,

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council