Ministry of Housing,
Communities &
Local Government

Please ask for: Dave Moseley

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Your ref:

Our ref: PCU/EIASCR/B3438/3238064

Date: 25 October 2019

Request for a Screening Direction
Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Proposal for proposed change of use and redevelopment of Consall Hall, Private House, Gardens and Wedding Venue to form Hospitality Venue, Wellbeing Hotel & Lodges to enhance the visitor offer and secure the long term viability of the gardens. Develop 15 low-impact, high quality, holiday lodges within the gardens combined with 10 shepherds huts and associated services. Demolish existing outbuildings and construct new enhanced wedding venue, including works to the existing walled garden. Install 21 pods to service the quest of the wedding venue and improve access, parking arrangements and traffic flow. Demolish and replace existing hall and construct new contemporary restaurant/hub building (amended design). Refurbish the existing swimming pool and changing rooms to form new spa facilities. Carry out arboricultural works to the existing gardens including tree removal, pruning and new tree planting.
Consall Hall, Consall Lane, Consall, Staffordshire

I refer to your request dated 12 July and subsequent email correspondence made under 5(6) of the Town and Country Planning (Environmental Impact Assessment) 4Regulations 2017 (S.I. 2017/571) ("the 2017 Regulations") for the Secretary of State's screening direction on the matter of whether or not the development proposed is 'EIA development' within the meaning of the 2017 Regulations.

The above development falls within the description at paragraph 12 c of Schedule 2 to the 2017 Regulations. Therefore, the Secretary of State considers the proposals **to be 'Schedule 2 development'** within the meaning of the 2017 Regulations.

In preparing this screening direction, the Secretary of State has had regard to Planning Practice Guidance.

However, in the opinion of the Secretary of State and having taken into account the selection criteria in Schedule 3 to the 2017 Regulations, the proposal **is not likely to**

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have significant effects on the environment, see the attached written statement which gives the reasons for direction as required by 5(5) of the EIA Regulations.

Accordingly, in exercise of the powers conferred on him by regulation 5(3) of the 2017 Regulations the Secretary of State hereby directs that the proposed development is **not 'EIA development'** within the meaning of the 2017 Regulations. Permitted development rights under the Town and Country Planning (General Permitted Development) Order 2015 (SI 596) as amended are therefore unaffected.

You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

I am sending a copy of this letter and written statement to Staffordshire Moorlands District Council.

Yours sincerely

Dave Moseley

Dave Moseley
Senior Planning Casework Manager
(With the authority of the Secretary of State)