

Request for a Screening Opinion
FIE Cheddleton, Bones Lane, Cheddleton, Staffordshire Moorlands, ST13 7BT

On behalf of:
Advanced Proteins

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UK Government. (2020, May 13). *UK-Government*. Retrieved from www.gov.uk: https://www.gov.uk/guidance/environmental-impact-assessment#Preparing-an-Environmental-Statement1

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1 Introduction

1.1 Background

Advanced Proteins ("the Applicant") is seeking to obtain planning permission to construct and operate food processing facility/edible bone processing factory ("the Proposed Development") on land adjacent to the existing Advanced Proteins facility located on Bones Lane, Cheddleton, Leek ST13 7BT. The site location is outlined in **Figure *1-1***.

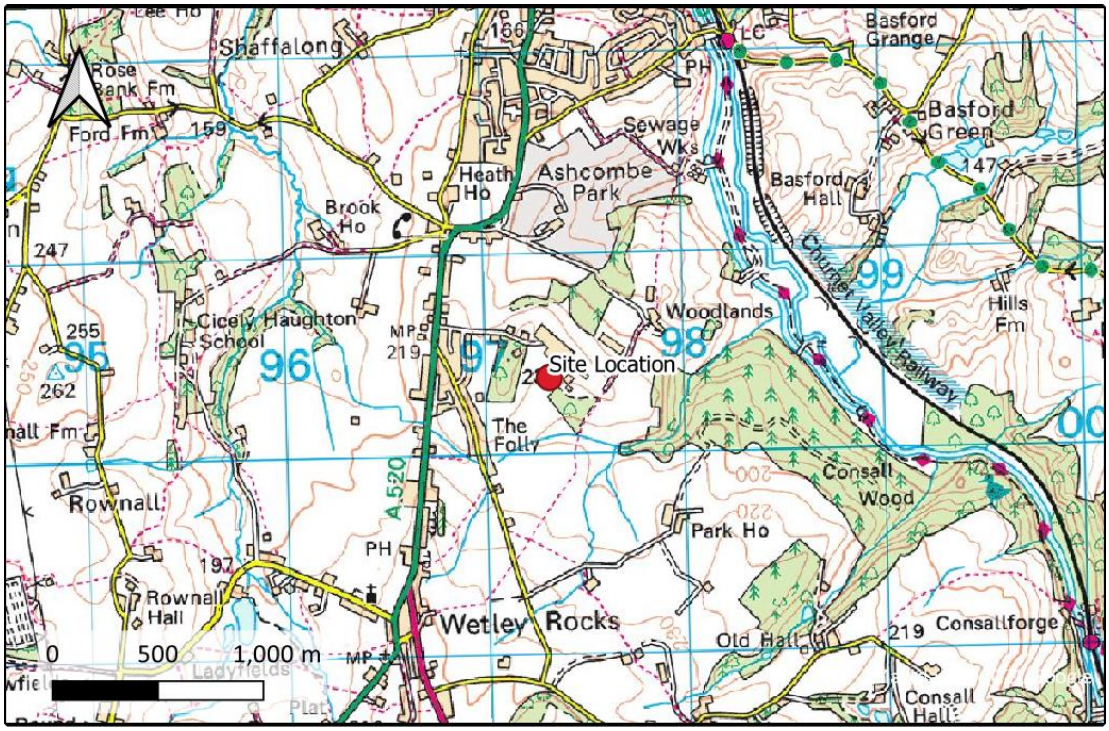


Figure 1-1: *Site Location (1:50,000)*

Ordnance Survey map (1:50,000) with the permission of The Controller of Her Majesty's Stationery Office, Crown Copyright Earth & Marine Environmental Consultants Ltd, Licence No. 100050755

The proposals are the subject of pre-application discussions with the local planning authority (LPA). After this, it is anticipated that an application for planning permission will be prepared and submitted for the approval of the LPA.

The site is located within the jurisdiction of Staffordshire County Council (SCC) and Staffordshire Moorlands District Council (SMDC). SMDC are the defined as the LPA.

EAME has been commissioned by the Applicant to prepare a Request for a Screening Opinion for the Proposed Development.

It is intended that the information contained within this report should enable the local planning authority to determine whether an Environmental Impact Assessment (EIA) will be required for the Proposed Development.

Following our initial assessment EAME considers that the Proposed Development does not meet the criteria required under the EIA Regulations and this report will hopefully demonstrate this. EAME doesn't consider the effects to be significant and that potential impacts can be satisfactorily identified and managed through the submission of an appropriate suite of supporting information to accompany a future planning application.

1.2 Requirement for and EIA

1.2.1 Need for an EIA

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 apply to the assessment of environmental effects likely to arise from certain types of development seeking planning permission.

There are two types of development that are subject to an EIA as defined by the EIA Regulations:

- Schedule 1 Developments (larger scale projects where an EIA is compulsory); and
- Schedule 2 Developments.

It is mandatory for any development falling within the description of a Schedule 1 development to undertake an EIA to accompany the planning application. The site is not within a 'sensitive area' as defined by Regulation 2 (1) *of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017*.

The Proposed Development is considered to potentially fall under Schedule 2 of the EIA Regulations as either (7) Food Industry – The area of new floorspace exceeds 1,000 square metres or (10) Infrastructure Project (b)(i) (i) the development includes more than 1 hectare of urban development which is not dwelling house development.

The criteria and thresholds in column 2 represent the 'exclusion thresholds' in Schedule 2 of the Regulations, below which EIA does not need to be considered (subject to the proposal not being in a sensitive area). The Schedule 2 thresholds and associated indicative screening thresholds (UK Government, 2021) are outlined within **Table *1-1***.

Table 1-1: *Schedule 2 Criteria vs Indicative Thresholds*

	Schedule 2 Criteria and Thresholds	Indicative Criteria and Thresholds
(7) Food Industry	The area of new floorspace exceeds 1,000 square metres.	Operational development covers a site of more than 10 hectares. Smaller developments expected to give rise to significant discharges of waste, emission of pollutants or operational noise. The key issues are (i) development involves a process designated as a 'scheduled process' for the purpose of air pollution control; (ii) the process involves discharges to water which require the consent of the Environment Agency; (iii) the installation would give rise to the presence of environmentally significant quantities of potentially hazardous or polluting substances; (iv) the process would give rise to radioactive or other hazardous waste; or (v) the development would fall under Council Directive 96182/EC on the control of major accident hazards involving dangerous substances (COMAH).
(10) Infrastructure Project (b)(i) (i)	The development includes more than 1 hectare of urban development which is not dwelling house development.	Sites which have not previously been intensively developed: (i) area of the scheme is more than 5 hectares. The key issues to consider are the physical scale of such developments, potential increase in traffic, emissions and noise.

Given the context of the site and the fact the Proposed Development is adjacent to an existing facility, however, the potential for significant impact seems limited and borderline in terms of needing an EIA. Without application of the defined EIA processes normal technical studies and reports combined with suitable planning conditions could be utilised to manage the Proposed

Development whilst ensuring a high-level of assessment and oversight by the Local Planning Authority (LPA).

1.2.2 Significant Effects

Where proposals are considered to be Schedule 2 development it is only where they are likely to have significant effects on the environment that an EIA is required. Advice on assessing the likely impacts is contained in Schedule 3 of the 2017 Regulations, with further guidance in the National Planning Practice Guidance (NPPG).

Schedule 3 of the 2017 Regulations provides a selection of criteria for screening Schedule 2 development which falls into three broad categories:

- characteristics of development;
- location of development; and
- type and characteristics of potential impact.

The advice in the NPPG (Paragraph: 018 Reference ID: 4-018-20170728) is that not all the criteria will be relevant in every case. Each case should be considered on its own merits. It continues that only a very small proportion of Schedule 2 development will require an assessment. To aid local planning authorities to determine whether a project is likely to have significant environmental effects a set of indicative thresholds and criteria are provided in an annex (Paragraph: 057 Reference ID: 4-057-2070720) although it is stated in bold type that it should not be presumed that development above the indicative thresholds should always be subject to assessment.

The annex goes on to say that the indicative screening threshold is only intended to help determine whether significant effects are likely, and it is important to consider the location of the Proposed Development and in general, the more the environmentally sensitive the location, the lower the threshold will be at which significant effects are likely.

It follows, therefore, that the thresholds should only be used in conjunction with the general guidance on determining whether EIA is required (UK Government, 2021) and, in particular, the guidance on environmentally sensitive areas (UK Government, 2021).

1.2.3 Cumulative Effects

The current guidance requires that each application (or request for a screening opinion) should be considered on its own merits. There are occasions, however, when other existing

or approved development may be relevant in determining whether significant effects are likely as a consequence of a Proposed Development.

John Pointon and Sons applied for and received (Ref SM.17/02/1138 W) planning permission (21st December 2017) for the development of a *'renewable energy facility to provide electricity and heat to existing industrial operations at the wider John Pointon and Sons' site, including regrading of existing embankments'*. Development commenced in December 2020 but is now on hold given the Proposed Development proposals.

1.2.4 Screening Opinion

The requirement for a screening opinion is made in accordance with the screening procedures laid out in Part 2 of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017* (the "EIA Regulations").

As stated within Regulation 6 a person making a request for a screening opinion in relation to development where an application for planning permission has been or is proposed to be submitted must provide the following:

- a plan sufficient to identify the land;
- a description of the development, including in particular— (i) description of the physical characteristics of the development and, where relevant, of demolition works; (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- a description of the aspects of the environment likely to be significantly affected by the development;
- to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from— (i)the expected residues and emissions and the production of waste, where relevant; and (ii)the use of natural resources, in particular soil, land, water and biodiversity; and
- such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

Upon review of the provided information the LPA must decide whether the Proposed Development is likely to result in significant effects on the environment.

2 Proposed Development

2.1 Introduction

The Proposed Development is for food processing facility/edible bone processing factory. The aim of this project is to add value to bones from approved boning plants which are currently categorised and processed as inedible animal by-products. FIE - Cheddleton will collect these bones as food grade raw materials and process them in the proposed new food grade plant into food grade products thus adding value to the raw materials which are currently designated inedible Category 3 animal by-products.

The value of bones should also be seen in terms of their nutritional content as a source of nutritionally valuable natural collagen protein and other vital minerals as well as fat, that could be used as ingredients for nutritious foods, pet foods, pharmaceutical and cosmetics well as biodiesel and fertilizer industries.

The utilisation of existing raw materials is recognised as one of the key principles of the Circular Economy Package (CEP) adopted by the UK Government.

2.2 Process Description

The raw material for the process (food grade bovine bones) will be sourced from Defra approved boning halls throughout the UK. The bones will be transported in designated covered containers which will be sealed and transported directly from source to FIE - Cheddleton.

On arrival at the plant the truck will be weighed and directed to a designated intake building. The bones will then be discharged (within the building) directly into a receiving hopper. The transport containers will be thoroughly washed in the intake building before re-use. All wash water will be processed through the adjacent Advanced Proteins wastewater treatment system.

The bones are conveyed from the intake to the adjoining process building where they are firstly inspected and then crushed in stages to reduce particle size. The bone product is then subjected to heat treatment. During heat treatment the meat tissue is stripped from the bones and this tissue is dried and further heat treated to dry and stabilise the product before grinding/sieving. The resulting protein is stored in designated silos for dispatch. The fat that is separated during the production process is centrifuged and clarified into a high-grade animal fat.

The bones are further dried separately from the meat tissue, then sorted on particle size and density to meet customer specification. The final products are then stored in silos prior to despatch.

The process flow is a summarised in **Figure *2-1***.

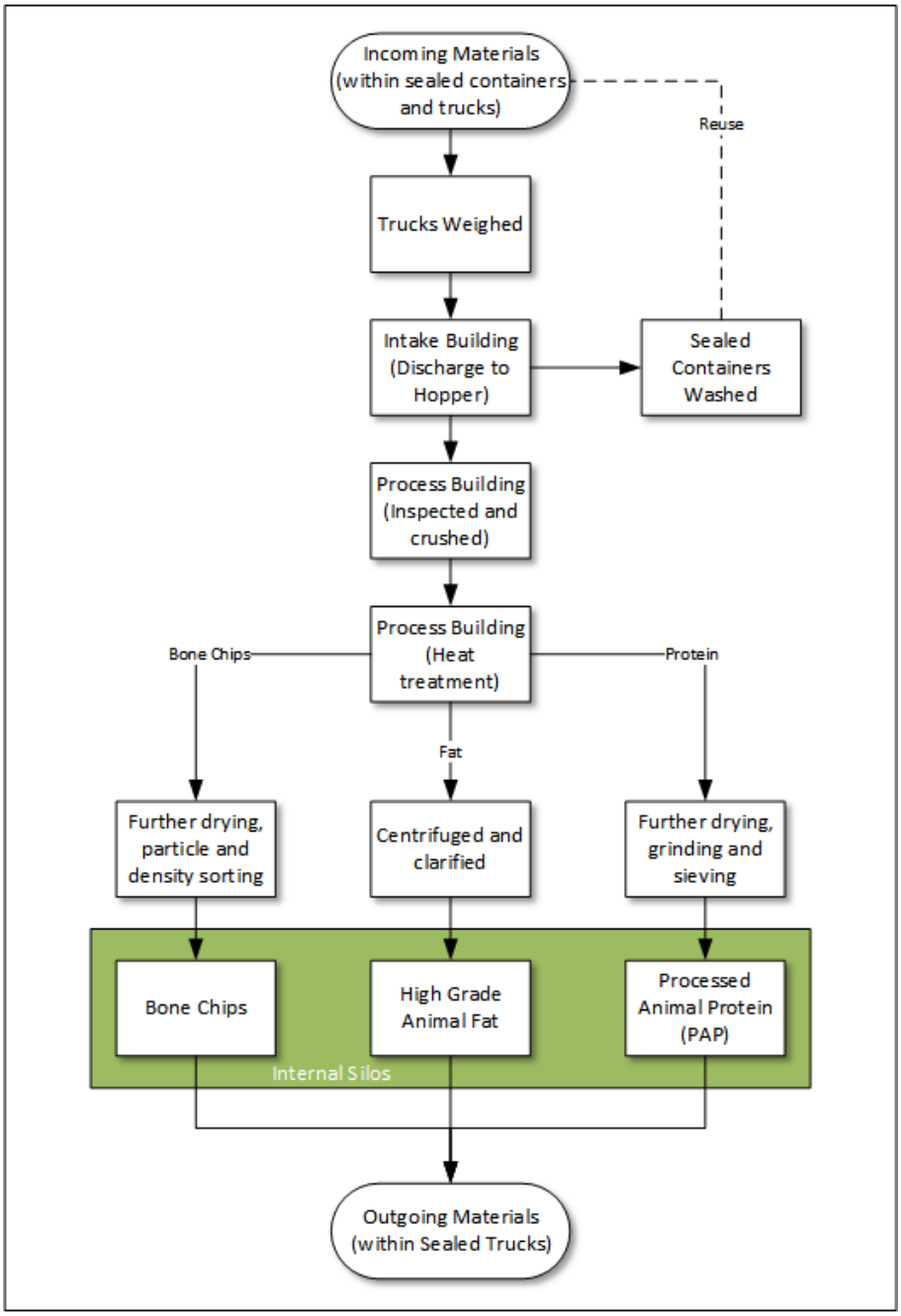


Figure 2-1: *Process flow*

The plant will product three streams of end products - Bone chips (classified into various types and sizes), Animal fat and Processed Animal Protein (PAP) all of which will all be stored in designated sealed silos and loaded directly to containers and road tanks for despatch off site to customers.

2.3 Proposed Layout

The Proposed Development area is outlined within **Figure *2-2***. The overall site area (red line) is approximately 2.9 Hectare (ha).

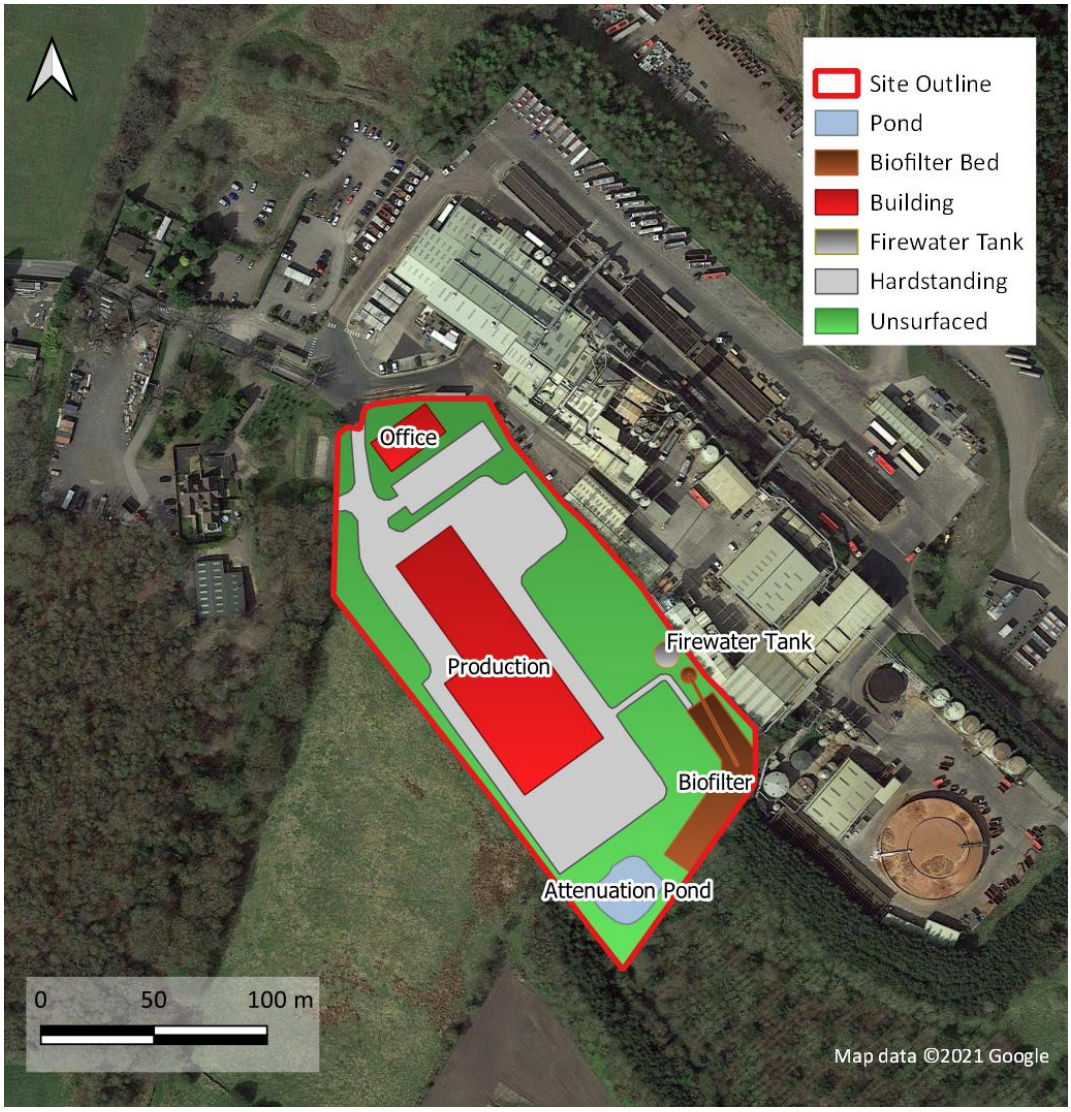


Figure 2-2: *Proposed Development*

Map data ©2021 Google

The facilities will include the following:

- site access point (from within the current Advanced Proteins facility);
- office block with parking for an estimated 36 cars;
- main processing building;
- biofilter units (air emission abatement equipment);
- circular water tank (900 m^3);
- external hard standing areas to allow access to and around the main processing building;
- combined surface water and firewater retention pond; and
- unsurfaced landscaped areas.

The following current activities have been identified surrounding the Site:

- **North** – Advanced Proteins facility beyond which is woodland and farmland.
- **East** – Woodland beyond which is farmland.
- **South** – Farmland.
- **West** – A couple of large residential properties, woodland, farmland and the edge of the Cheddleton village.

The surrounding land use is outlined within **Figure 2-3**. This figure displays a map of land use/land cover (LULC). The map is derived from ESA Sentinel-2 imagery at 10 metre resolution. It is a composite of LULC predictions for 10 classes throughout the year to generate a representative snapshot for 2020.

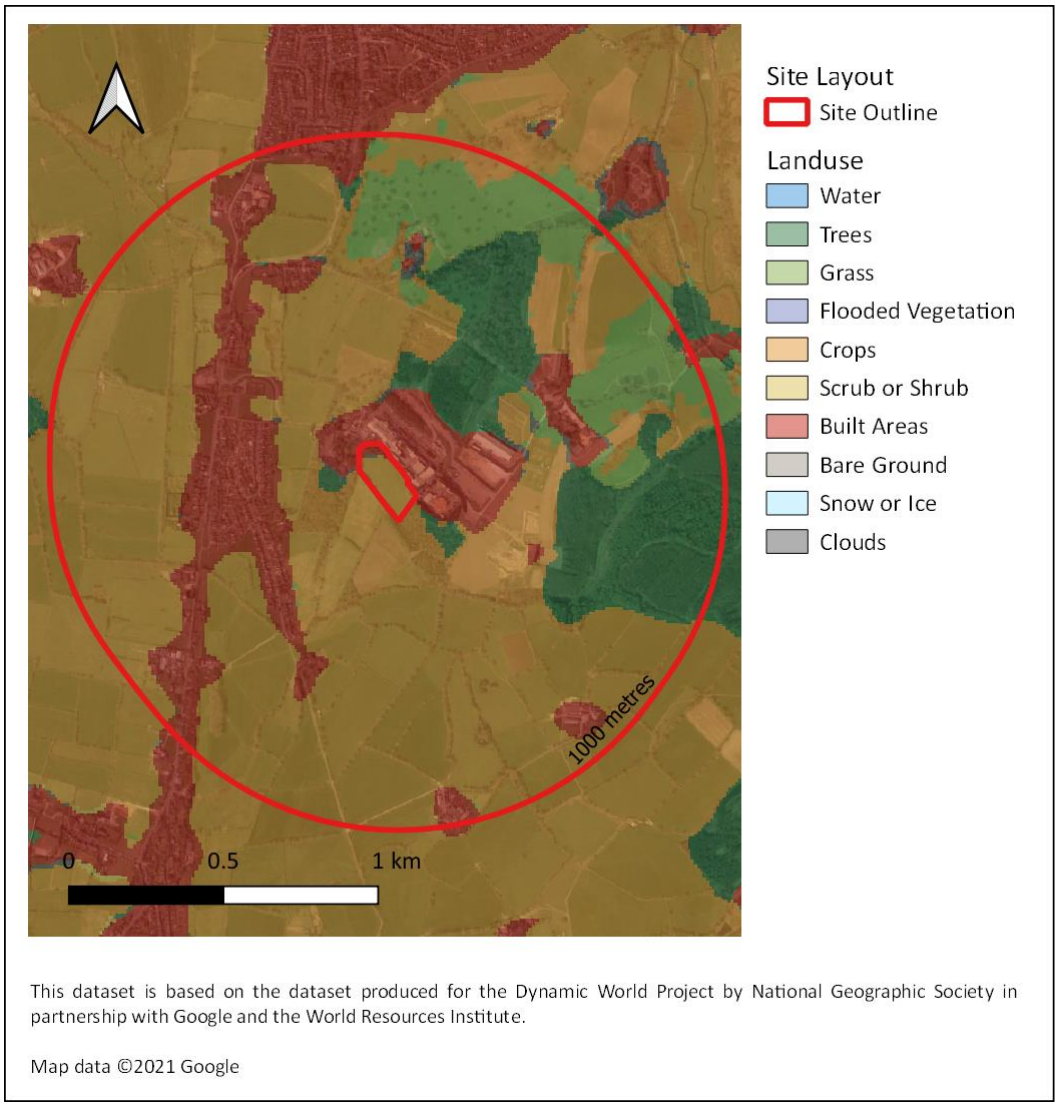


Figure 2-3: *Surrounding land use*

Indicative layout plans are provided within **Annex A**.

3 Potential Environmental Effects

3.1 Introduction

To consider the possible environmental effects of the Proposed Development and support the intended planning application, an initial evaluation of the potential environmental constraints has been undertaken.

3.2 Landscape and Visual

The Proposed Development is located within adopted Greenbelt but there are no other statutory designated sites *i.e.* Sites of Special Scientific Interest, Special Protection Areas, Special Areas of Conservation, Ramsar sites, National Nature Reserves, Areas of Outstanding Natural Beauty (AONB), National Parks and Local Nature Reserves within 1-km.

The Landscape character, according to Staffordshire County Council mapping (1996-2011) is 'settled plateau farmlands'[1] although the Proposed Development abuts the existing Advanced Proteins facility.

The Proposed Development due to its design and location within the landscape will be effectively screened to the north by the existing Advanced Proteins Facility, to the south by an extensive area of established woodland (existing screening for the Advanced Proteins facility) and to the north by the presence of the wooded ridgeline that forms Fox's Plantation (**Figure *3-1***).

There is one (relatively open view) south from the site (**Photograph *3-1***). The field boundary currently provides incomplete screening due to gaps within the established vegetation line.



Photograph 3-1: *View south from site*

1 https://apps2.staffordshire.gov.uk/WEB/OnTheMap/NatureandWildlife

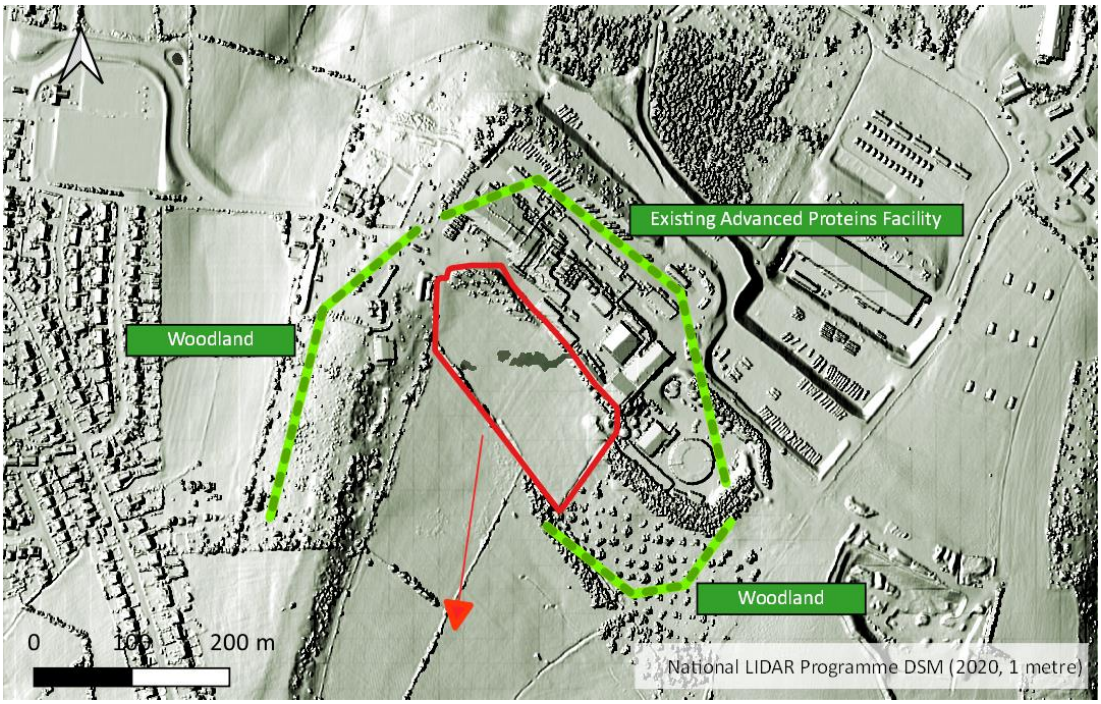


Figure 3-1: *Landscape National LIDAR Programme DSM (2020, 1 metre),*

https://environment.data.gov.uk/DefraDataDownload/?Mode=survey

It is considered that sufficient mitigation in the form of additional planting could be provided along the southern boundary (if necessary), to ensure that the landscape effects of the Proposed Development on visual amenity and local landscape character would be negligible.

3.3 Archaeology and Cultural Heritage

The MAGIC and Historic England websites were queried to locate Battlefields, Building Preservation Notices, Conservation Areas, Heritage at Risk sites, Listed Buildings, Parks and Gardens, Scheduled Monuments and World Heritage sites within 1-km of the Site. There are no statutory protected sites or buildings located on-site or within 1-km.

The only listed buildings within 500 metres of the Site are:

- Cottage (Grade II, Ref. 1038105), 471 metres north northwest; and
- Milepost at SJ967505 (Grade II, Ref. 1374592), 461 metre northwest.

It is therefore considered that the Proposed Development would not have a significant impact on listed buildings or archaeology.

3.4 Air Quality

The Proposed Development falls within the Staffordshire Moorlands District area. The Proposed Development is not within a designated Air Quality Management Area (AQMA).

It is anticipated that a Construction Environment Management Plan (CEMP) would be prepared to provide sufficient mitigation for any air quality impacts during construction. With the implementation of the CEMP, it is considered that any potential effects on local air quality (and human health) can be managed to ensure they are not significant.

During operation the Proposed Development would be located within a fully sealed building whilst making use of an appropriately sized biofilter to control potential odours generated during the processing activities. The use of biofilters is considered a Best Available Techniques (BAT) with respect to environmental permitting. It is therefore considered that the Proposed Development would not have a significant impact on air quality or odour.

3.5 Noise and Vibration

There are two Noise Action Plan Important Area (Road) sites within 1-km of the Site:

- Area ID: 11125, junction of Cheadle Road and Ostlers Lane; and
- Area ID: 14528, A520 approaching the junction with A522.

Given the relatively slight increase in transportation journeys the anticipated impact of the Proposed Development on the prevailing noise environment will be minimal.

There are also several Noise Sensitive Receptors (NSRs) surrounding the site the closest of which are four residential properties located 40 metres west of the Proposed Development boundary (**Figure *3-2***). The majority of the NSRs located along Folly Lane, Folly Fields and Woodland Avenue should be effectively screened through the proposed design and the presence of Fox's Plantation.

The planning application will be supported by a baseline survey of the noise experienced at relevant noise sensitive receptors (NSRs). These survey results will be used as the basis for the predictive modelling of the likely effects on the NSR's of the development being in operation.

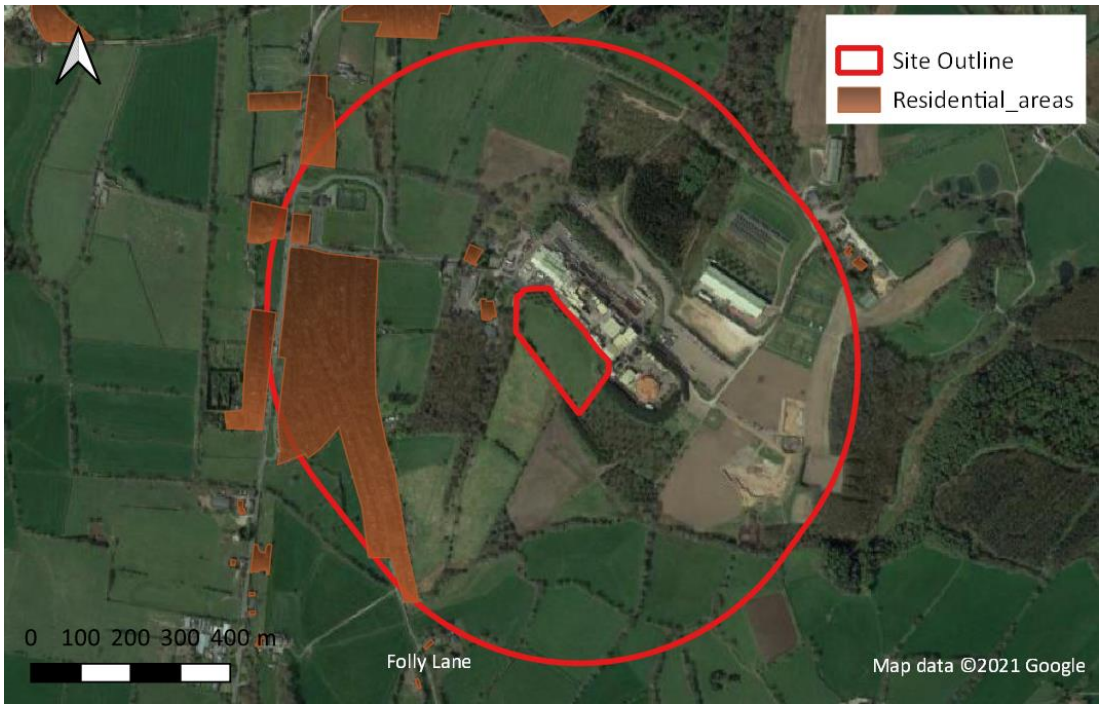


Figure 3-2: *Residential receptors (500 metre buffer)*

Map data ©2020 Google

It is anticipated that a Construction Environment Management Plan (CEMP) would be prepared to provide sufficient mitigation for any impacts (on local noise sensitive receptors) during construction. It is considered that any such impacts taking place during construction can be mitigated by the measures in the CEMP and therefore any (residual) effects would not be significant.

These measures taken together are expected to ensure that any effects of the Proposed Development on NSRs would not be significant.

3.6 Traffic and Transport

It is anticipated that the Proposed Development will lead to slight changes in the distribution, frequency and timing of the vehicles using the adjacent road networks. The predicted changes and assumptions are outlined within **Table *3-1***.

Table 3-1: *Proposed transport changes*

	Biomass Application Assumptions	Actual Current Movements + Additional with Proposed Development
HGV Movements	130 into site + 25 biomass (155) 130 out of site + 25 biomass (155)	115 into site + 25 biomass + 18 FIE (158) 115 out of site + 25 biomass + 18 FIE (158)
Additional Personnel	10	30
Notes: The HGV movements occur between 07:00-19:00 (60%) and between 19:00-07:00 (40%). All enter leave via junction with Cheadle Road.		

The current data on Advanced Proteins travel to work mode is outlined within **Figure *3-3***.

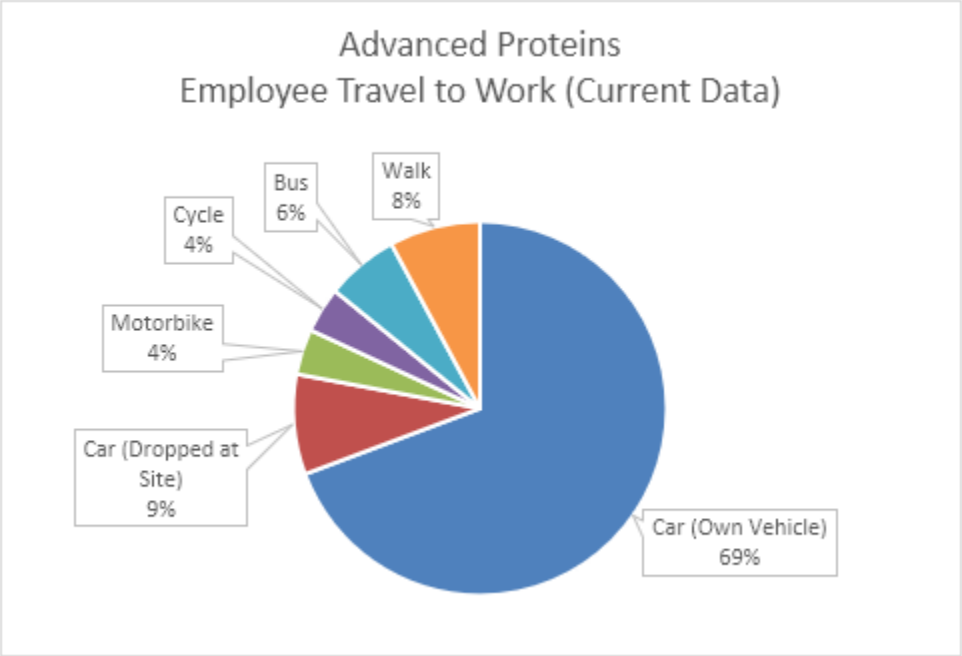


Figure 3-3: *Current Employee Travel to Work Mode*

It is anticipated, based on the current data, that the additional 30 employees associated with the Proposed Development would follow the current travel to work modes outlined within **Figure *3-3***.

It is important to note that the Advanced Proteins facility significantly improved site access requirements in 2010 as part of planning application 08/01715/FUL_MJ in relation to the

junction with Cheadle Road and the western end of Felthouse Lane. As these improvements have already been made there is unlikely to be any significant effects on the local public road network (**Figure *3-4***).

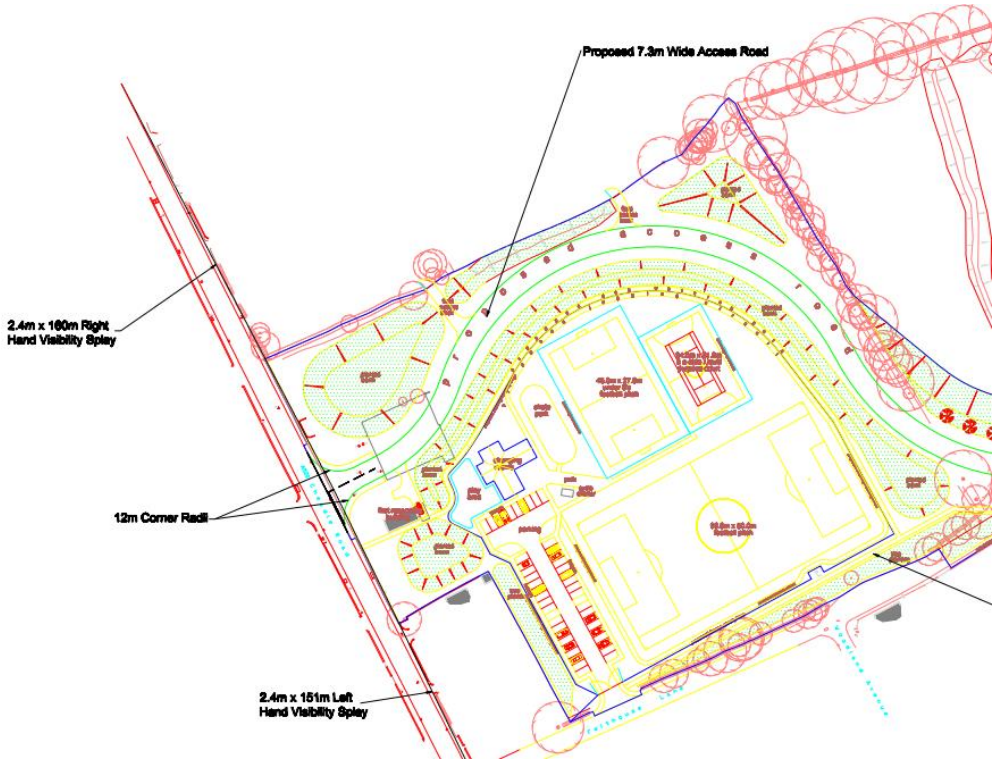


Figure 3-4: *Site access point from Cheadle Road*

http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=12146

A Transport Assessment will be submitted as part of the planning application. This will assess the impacts of the scheme on the safety and efficiency of the highway, footpath and cycleway network. It will offer recommendations for any mitigation measures that may be required.

It is anticipated that the effects of the Proposed Development on highway network, pedestrian safety, cycle use, network use, and traffic flows would not be significant.

3.7 Ground Conditions

A Phase I Contaminated Land Assessment, in accordance with the current Land Contamination Risk Management (LCRM) guidance, has already been completed for the Proposed Development site.

No potentially contaminative activities, either historic or current, have been identified on-site. The only activity on-site, apart from use as pasture/farmland was the import of materials to create the screening mound in 2011 (Planning Ref. SMD/2011/0063). It is considered highly unlikely that the imported materials have impacted the ground.

No site investigation has been undertaken on the Site. A combined geoenvironmental site investigation is planned as part of the development (design) process. Where required, selected soil samples will be analysed to characterise the shallow soil conditions and to determine Waste Acceptance Criteria (WAC) where materials could require off-site removal during the development process.

Historically the Site has been surrounded by a series of very small quarries which over time have been subject to infilling. The ones located to the north of the Site have been built over during the development and expansion of the adjacent Advanced Proteins facility. Given the size of the quarries and the fact that the majority have been built over the risk to the Site is minimal. During the early phases of the rendering business a refuse tip was created approximately 25 metres north of the Site (EAHLD28898). The EA data states that this was operated by Gilberts Animal By-Products Limited, first input 1930 and last input 1939 (waste types unknown), however, the OS map of 1963-1966 continues to show the refuse site. The area where tipping occurred was subject to reconstruction during the expansion of the Advanced Protein facility. It is considered unlikely that the small historic off-site landfilled area represents a risk to the Site.

The Advanced Proteins Rendering Plant has been operational since at least the early 1960s when it started as a Sausage Skin & Bone Meal Factory. Although there are (potential) off-site contamination sources it is considered unlikely (based on the site inspection) that the off-site activities have impacted the Site.

It is anticipated that should the intrusive geoenvironmental investigation identify a contaminated land risk(s), then measures will be recommended which (once implemented) would provide sufficient mitigation for the potential effects to not be significant.

3.8 Ecology

Sterna Ecology has been commissioned to undertake a Preliminary Ecological Assessment (PEA) combined with an ecological desk study and a walkover survey (in accordance with Phase 1 Habitat Survey methodology).

The MAGIC website which is managed by the Department for Environment, Food and Rural Affairs (Defra), was queried to locate Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Ramsar sites, National Nature

Reserves (NNR), Areas of Outstanding Natural Beauty (AONB), National Parks and Local Nature Reserves (LNR) within 1-km of the site. The Site is not located within any designated areas nor are there any designated areas within 1-km of the Site.

The Staffordshire Ecological Record website was reviewed to identify non-statutory designated sites including Sites of Biological Importance (SBIs) and Biodiversity Alert Sites (BASs). There are two non-statutory SBI nature conservation sites and two non-statutory BAS nature conservation sites within 1-km of the Site:

- Wetley Rocks (SBI, Local Wildlife Site), 1-km southwest; and
- Caldon Canal (south of Basford Bridge) (SBI, Local Wildlife Site), 1-km northeast.
- Felthouse Wood (BAS), 550 metres east; and
- Ashcombe Deer Park (BAS), 575 metres east.

There are also two areas of ancient woodland within 1-km:

- Crowgutter And Booth's Woods (Ref. 1104489), 480 metres southeast at the closest point; and
- The Rookery (Ref 1104366), 989 metres west at the closest point.

A previous extended Phase 1 habitat survey was undertaken in April 2011 by Middlemarch Environmental Ltd as part of planning permission Ref. SMD/2011/0063. The recommendations previously were:

- Trees – Any trees on site, or overhanging the site, which are not to be removed as a part of any proposed works, should be protected.
- Birds – To ensure compliance with the *Wildlife and Countryside Act 1981* (as amended), vegetation clearance should be undertaken outside the nesting bird season.
- Mammals – It is recommended that any deep excavation works are either covered overnight or a means of escape be provided.

It is anticipated that should the ecology surveys identify any potential risks, then measures will be recommended which (once implemented) would provide sufficient mitigation for the potential effects to not be significant.

3.9 Water Resources

According to the EA Catchment Explorer and the environmental database the closest surface water feature is an unnamed stream that flows in a west to east direction approximately 250 metres south of the Site. The stream appears, from the mapping, to discharge into the Caldon Canal between Willow Cottage (Br47) and Oakmeadowford Drawbridge (47A). The River Churnet flows north – south alongside the Caldon Canal. There is a possible connection between the Site and the unnamed stream via the ditches located on the southern and western boundaries of the Site (**Figure *3-5***).

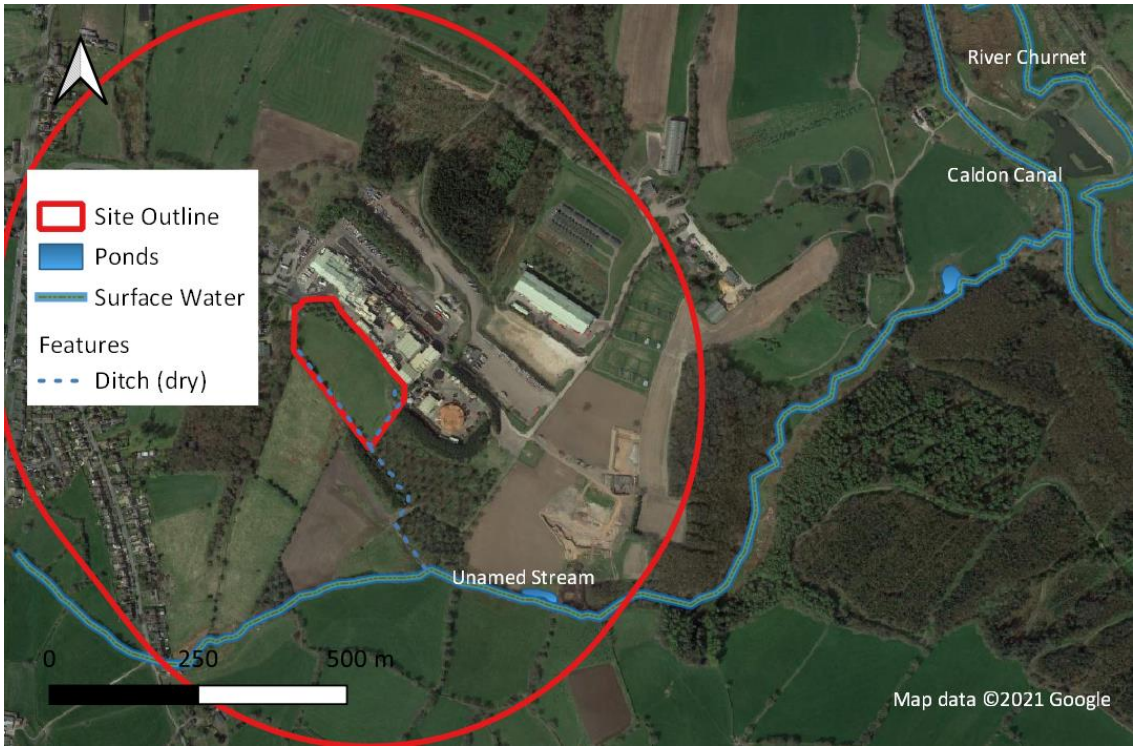


Figure 3-5: *Surface water features surrounding the site*

Map data ©2020 Google

The Proposed Development is reportedly not within any area at risk of flooding *i.e.* a very low risk of flooding from rivers and surface water.

The entire Site is designated as a Secondary A Aquifer. This type of aquifer consists of permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers. The site is not within a Source Protection Zone (SPZ). The adjacent Advanced Protein Ltd facility operates several groundwater abstractions

under Licence number 03/28/30/0209 (Ref. Permit 105, 104, 103, 102, 101 and 100). The water abstractions relate to other industrial/commercial/public services - process water. There are no surface water abstractions associated with the Site or any other site within 1-km.

A drainage strategy will be produced that considers current guidance and to ensure that that effects on sensitive receptors will not be significant.

3.10 Socioeconomics

The impact of the scheme on the socioeconomic characteristics of the area will be assessed and submitted with the planning application.

This will be undertaken using published materials. Guidance indicates that best practice and professional experience should be used to identify those indicators which can be used to represent the socioeconomic health of the community which may be impacted by the proposed scheme.

The socioeconomic impacts arising from the scheme may result in substantial beneficial effects.

3.11 Human Health and Wellbeing

The 2017 EIA Regulations now place a requirement to consider 'population and human health' within the EIA. It is considered that the emphasis on health expands the list of considerations that may now need to be assessed to include health and wellbeing.

A health assessment is a means of assessing the health consequences of a Proposed Development and to use this information to feed back into the design to maximise the positive and minimise the negative health impacts of the proposal.

Based on the proposal it is not proposed to undertake a health assessment to inform the design or scope of the Proposed Development, rather any air emission abatement system will be designed and specified to comply with current Environment Agency (EA) guidance

3.12 Climate Change

The revised 2017 EIA Regulations introduced the requirement to include consideration of the impact of the Proposed Development on climate and the vulnerability of the project to climate change.

If the opinion is that an EIA is required, and climate change is 'within scope' then an assessment is expected to be composed of three parts:

- **Lifecycle Greenhouse Gas (GHG) emissions assessment** – quantifies the potential GHG emissions associated with the construction and operation of the Proposed Development and identifies mitigation measures to reduce these emissions.
- **Climate Change Resilience (CCR) assessment** – evaluates the effectiveness and feasibility of adaptation measures integrated into the proposed development to avoid or reduce hazards and/or increase resilience of the proposed development to climate change impacts.
- **In-combination Climate Change Impact (ICCI) assessment** – evaluates the combined effect of the proposed development and potential climate change impacts on the receiving environment during construction and operation.

The scheme is being designed to ensure that the operational phase will be resilient over the lifetime of the scheme. This designed resilience will include extreme weather events such as those caused by flooding (rivers and surface water) and extreme heat events. The detailed design of the scheme will include the selection of materials, finishes and native plant species which are resilient to the potential extreme events associated with climate change.

According to the UK government flood mapping service the Site is classified as follows:

- **Flood map for planning** – The Site is Flood Zone 1 *i.e.* land and property in flood zone 1 have a **low probability of flooding** (land having a less than 1 in 1,000 annual probability of river flooding).
- **Flood risk from rivers and seas** – The Site is at a **very low risk** which means that each year this area has a chance of flooding of less than 0.1%. This considers the effect of any flood defences in the area.
- **Flood risk from surface water** – The Site is at a **very low risk** which means that each year this area has a chance of flooding of less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast.

It is considered that the scheme will not have a significant effect on the risk of climate change and that the scheme will be resilient to extreme events related to climate change.

4 Conclusion

This Request for a Screening Opinion identifies the information regarding the likely effects associated with the Proposed Development and has confirmed that the development is not Schedule 1 Development.

The Proposed Development is a Schedule 2 development but is not located within a 'sensitive area' as identified in the EIA regulations. Therefore, an EIA is required only if it is considered that there are likely to be significant environmental effects because of the Proposed Development.

Developments that fall within the thresholds to Schedule 2 are then the subject of selection criteria as set out in Schedule 3 namely the characteristics of the development, the location of the development and the characteristics of the potential impact.

The above information has been provided in accordance with the Regulations. This demonstrates that the Proposed Development is not likely to lead to significant environmental effects and therefore would not require an EIA.

The above assessment demonstrates that using the three selection criteria the impacts of the development are predictable, localised and can be adequately mitigated and controlled using conventional planning conditions.

The development is not within a 'sensitive area', and the impacts on the environment and sensitive receptors will not be significant.

There are predicted to be beneficial impacts on the local environment and upon human receptors. As such the impact of the scheme is not predicted to be significant.

Accordingly, it is EAME's opinion that we have demonstrated that an EIA is not required for the Proposed Development and the LPA is requested to screen the development as not requiring an EIA.

Annex A: Figures