

**CITY OF YORK COUNCIL  
DEVELOPMENT MANAGEMENT OFFICER REPORT**

<b>Application Reference:</b>	21/00044/AEA		
<b>Application at:</b>	Lodge Farm Hull Road Dunnington York YO19 5LR		
<b>For:</b>	Application for Additional Environmental Approval to extend the implementation period of permission for 17/01088/FUL granted on 4th July 2017 until 1st May 2021		
<b>Ward:</b>	Osballdwick And Derwent	<b>Parish:</b>	Dunnington Parish Council
<b>Recommendation:</b> Approve AEA			

**1.1 The Business and Planning Act 2020 brought into force provisions to extend the life of planning permissions in recognition of the effect the coronavirus pandemic has had on the construction sector. It allows for an extension of the time limit for the commencement of planning permissions until 1 May 2021. However, where the original planning permission expired between 23 March 2020 and 19 August 2020, the application will only benefit from the statutory extension where Additional Environmental Approval (AEA) is granted by the local planning authority (LPA). An LPA should, for the purpose of the AEA consent route, consider whether an Environmental Impact Assessment (EIA) and/or a Habitats Regulations Assessment (HRA) would be required if planning permission for the same development were being granted now and ensure that, where an EIA and/or HRA was submitted with the principal application, there have not been changes since this original consideration that would make that consideration out of date. If neither an EIA or HRA would be required and/or if such assessments related to the original grant of permission remain up to date, the AEA should be granted. 1.2 The relevant planning permission was granted on 14.7.2017 and expired on 14.7.2020, within the aforementioned time period. In accordance with legislation, this AEA application has been submitted to confirm that the statutory extension until 1 May 2021 applies. It confirms the relevant planning condition as condition 1 allowing 3 years for implementation of the planning permission. The planning permission was subject to conditions that relate to environmental mitigation and enhancement measures, in particular conditions 9 and 10 relating to ecological mitigation. Condition 9 required a licence from**

Natural England to be supplied or a statement in writing from the relevant licensing body to the effect the a licence is not required before works commence on site. Conditions 9 and 10, and 12 land contamination still stand. An approval of details submission is pending determination (ref. AOD/19/00417).1.3 The original application, given its size, scale and location, did not require an EIA and/or HRA. There have been no changes to the environmental circumstances or designations in the immediate locality that would suggest that if planning permission for this development were to be granted now, an EIA and/or HRA would be required. Therefore, it is considered that Additional Environmental Approval can be granted allowing the statutory extension to 1 May 2021 to implement planning permission 17/01088/FUL.

#### **7.0 RECOMMENDATION:** Approve AEA

1 The Local Planning Authority is satisfied that this Additional Environmental Approval can be granted, thereby extending the time period for implementation of planning permission 17/00266/FUL until 1 May 2021.

#### **8.0 INFORMATIVES:**

##### **Contact details:**

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