

Mrs Susan Parker
Blackpool Council
Planning department,
Po Box 17, Corporation Street,
Blackpool
FY1 1LZ

EMAIL

22 February 2021

Dear Susan

**RE: BLACKPOOL CENTRAL
REQUEST FOR A SCOPING OPINION FOR THE PURPOSES OF
ENVIRONMENTAL IMPACT ASSESSMENT
IN RELATION TO FUTURE PLANNING APPLICATION FOR MIXED USE
LEISURE DEVELOPMENT**

Please find enclosed the Environmental Assessment Scoping Request for the mixed use leisure development at Blackpool Central, on behalf of Nikal Ltd & Media Invest Entertainment.

A link to the documentation has been sent to you via email with an electronic copy of this covering letter. Should you have any problems accessing the link, please let us know immediately, and we will send the document to you in a different format.

Spawforths, on behalf of Nikal Ltd & Media Invest Entertainment will be submitting a hybrid planning application for the redevelopment of the Site, which, will be accompanied by an Environmental Statement (ES). The Scoping submission refers to a proposal for the following:

Spawforths

Junction 41 Business Court, East Ardsley, Leeds, West Yorkshire. WF3 2AB
t: 01924 873873, f: 01924 870777, mail@spawforths.co.uk, www.spawforths.co.uk

Spawforths is a trading name of Spawforth Rolinson Ltd. Incorporated in England, Company Registration Number 2247289

Matters in Full

The full application will comprise:

- Demolition and removal of all remaining structures, substructures and hard standing and remediation and restoration of the site to facilitate future development;
- Multi Storey Car Park (MSCP) and associated infrastructure, including details of vehicular access and egress road from Seaside Way and Chapel Street;
- Re-use of Grade II Listed former King Edward VII Cinema Building for sale of food and drink uses (Sui generis use with E (b) use class), including Listed Building Consent for alterations, remodelling, partial demolition and extension of the building; alterations to the King Edward Public House to provide an enhanced food and drink establishment (Sui generis use with E (b) use class) and serviced apartments and alterations and remodelling of King Edward VII Apartment Building for use as serviced apartments with ground floor retail and food and drink uses (mixed E (a), E (b) use class).

Matters in Outline

The outline application comprises:

- Branded Indoor Theme Park (IDP) (sui generis) incorporating ancillary retail (E (a) use class), food and drink uses (E (b) use class) and drinking establishments (sui generis);
- Indoor Theme Park (ITP) to allow expansion of the branded visitor attraction (sui generis) incorporating ancillary retail (E (a) use class), food and drink uses (E (b) use class) and drinking establishments (sui generis), car park and Coach Drop Off Facility (CDO);
- Indoor Theme Park (ITP) (sui generis) incorporating ancillary retail (E (a) use

class), food and drink uses (E (b) use class) and drinking establishments (sui generis);

- A Hotel (C1 use class), with ground floor and adjacent restaurants (E (b) use class) and drinking establishment (sui generis); and
- New public realm and spaces to provide pedestrian linkages through the Application Site, including a new Public Square to be used as a space for live public events, incorporating units for sale of food and drink (E (b) use class) and drinking establishment (sui generis).

The Proposed Development does not fall within Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as “the EIA Regulations”) where an Environmental Statement (ES) is mandatory. However, the Proposed Development does fall within Schedule 2 of the EIA Regulations as an “Urban Development Project, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas” and is in excess of one hectare of urban development which is not a dwelling house development.

An Environmental Impact Assessment is not needed for every Schedule 2 project. The EIA Regulations and the PPG (Planning Practice Guidance) are clear that an Environmental Impact Assessment (EIA) is required for Schedule 2 projects only if they are likely to give rise to “significant effects on the environment.”

Due to the scale, nature and surroundings, there is a need to fully assess the environmental impacts of the development. It is therefore considered that the Proposed Development falls within Schedule 2 of the Regulations and accordingly, an ES will follow this Scoping Request. On this basis, a Screening Opinion has not been sought from the Local Authority as the Proposed Development is considered to be EIA development.

The purpose of this letter and enclosed Scoping Report is to therefore seek a “Scoping Opinion” from the Local Planning Authority as to the information to be provided in the ES, in accordance with Part 4 (15) of the EIA Regulations. In line with the EIA Regulations the following information is enclosed within the document to enable consultation on the Scoping Request:

- Location Plan identifying “The Land” (Appendix 3 of the Scoping Request Report)

- A description of the nature and purpose of the development (Section 4 of the Scoping Request Report), including Parameter Plans (Appendix 6 of the Scoping Request Report)
- Topic Scoping Chapters on the issues to be assessed (Sections 7 to 19 of the Scoping Request Report and associated details included within the appendices) with an explanation of the likely significant effects on the environment
- A number of other plans and relevant reports are also appended to the Scoping Report

We have considered the range of environmental issues against which the proposals should be assessed as part of the EIA process by taking into account the following factors:

- The nature and character of the project in relation to the existing environment
- The location of the site and its relationship with surrounding land uses
- The Policy Framework having regard to national and local policies
- The Team's experience in preparing Environmental Statements.

As a result, of the above factors, the following issues will be considered in more detail as part of the environmental assessment process and reported in the ES to be submitted with the forthcoming planning application:

- Ground Conditions and Contamination
- Traffic and Transportation
- Drainage and Flood Risk
- Townscape and Visual Impact
- Ecology and Nature Conservation
- Socio Economic
- Noise and Vibration
- Air Quality and Dust
- Built Cultural Heritage
- Waste
- Climate Change
- Human Health

The ES Scoping Report therefore sets out the relevant environmental issues, which should be assessed as part of the ES (i.e. scoping in) and which are to be scoped out. Included within the

report are 13 Technical Scoping Chapters. Each Technical Scoping Chapter identifies: the baseline information; potential environmental impacts to be assessed as part of the EIA; the methodology; and an initial consideration of the likely significance of effects. Each Technical Scoping Chapter also identifies the further work that will be undertaken and provides a summary of what is to be 'scoped in' and 'scoped out' of the ES. An overall summary to the Report is provided within the Conclusion.

We look forward to your confirmation that the Scoping Report addresses all the relevant environmental issues to be assessed at the next stage of the EIA process. We are aiming to lodge a planning application in the near future and hence require your confirmation as soon as practicable, or in any event within 5 weeks of receipt of this report, in accordance with Regulation 15(4) of Part 4 of the EIA Regulations.

In accordance with Regulation 28(1) of Part 6 of the EIA Regulations we understand that a copy of the Scoping Opinion will be placed on the public register by the Local Planning Authority once it is issued.

We would be grateful if you could confirm receipt of this letter and enclosed Scoping Request Report as soon as possible and also confirm the consultees that are consulted.

If there are any queries, please do not hesitate in contacting us.

Yours sincerely

GAVIN WINTER BA (Hons), MA, MRTPI
Senior Associate: Chartered Town Planner

Encl: ES Scoping Request Report (electronic)
Cc: Nikal Ltd and Media Invest Entertainment

File Ref: P0-TP-SPA-LT-P4293-0001-A