

Wirral Council  
Regeneration and Environment  
Wallasey Town Hall, South Annexe  
Brighton Street  
Wallasey  
Wirral  
CH44 8ED

Sent by Planning Portal

3 August 2021

Dear Sir/Madam

**The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Screening Opinion from the Local Planning Authority**

**Commercial Development at Land to the south of Croft Retail Park, Caldbeck Road, Bromborough**

Broadgrove Planning and Development Limited ('Broadgrove') have been instructed by our client, Redsun Projects Ltd, to request a Screening Opinion from Wirral Council, with a view to submitting a hybrid planning application

To comply with the Environmental Impact Assessment (EIA) 2017 Regulations, this Screening Opinion request is accompanied by a site location plan and a brief description of the nature and purpose of the development and its possible impacts on the environment.

We have reached the conclusion that an EIA is not required and request that the Council confirm their agreement.

**Site Location and Description**

The application site measures 2.25 hectares. It is a broadly flat grassed area save for the boundaries which are slightly raised. The northern and southern boundaries are marked by semi mature trees.

There is currently no vehicular access into the site, although the remnants of the access of the former industrial use are still visible on site, which has been demolished and has subsequently been grassed over.

The application site boundaries are bordered with Caldbeck Road to the south, Welton Road to the east, Welton Road to west and the car park to Asda supermarket to the north.

## **The Proposed Development**

The hybrid planning application is for the following description of development:

'Hybrid planning application, involving, a full application to erect four commercial buildings (Use Classes E, B2 and B8, including ancillary trade counter and showroom) and associated works and as part of the outline application (with access), the change of use of the land for a drive through café/restaurant.'

More specifically the application proposes the following breakdown of accommodation.

Unit 1 – commercial unit (Use Classes E, B2 and B8, including ancillary trade counter and showroom ) is proposed in the south east corner of the site facing in an inward direction and is of rectangular configuration. The building will have a ground floor floor space of 2,325.28 m<sup>2</sup> and a small first floor of 202.91 m<sup>2</sup> creating a total floor area of 2,528.20 m<sup>2</sup> when measured externally.

The proposed building will have a pitched roof, with roof lights on both roof planes. All elevations will be fenestrated. The most populated elevation will be the northern one that faces on to the parking area. This proposes 2 no. loading docks and 8 no. separate doors and windows placed evenly across the elevation.

Externally this part of the site will accommodate 29 standard car parking bays and 2 disabled parking bays.

Unit 2 – commercial unit (Use Classes E, B2 and B8, including ancillary trade counter and showroom). Whilst one building this will be divided into 4 no. units set at single storey level only comprising the following when measured internally:

- Unit 2a - 412.64 m<sup>2</sup>.
- Unit 2b – 277.41 m<sup>2</sup>
- Unit 2c - 273.92 m<sup>2</sup>
- Unit 2d - 416.059m<sup>2</sup>

The total floor area for all units, 2a – 2d, will internally measure 1,380.07 m<sup>2</sup> and externally will measure 1,468.71 m<sup>2</sup>.

The building will have roof lights on both elevations. The rear elevation (that facing Caldbeck Road) will 4 no. access doors (one for each unit). Elevation C will be blank and elevation B will have a window that turns the corner. The main elevation (elevation A), which faces the internal parking area will have 4 no. entrances (one for each unit), framed in a Norclad Timber cladding system,

Externally the application proposes the following parking schedule:

- Unit 2a - Standard car parking bay – 7; Disabled parking bay – 1 (8 total)
- Unit 2b - Standard car parking bay – 5; Disabled parking bay – 1 (6 total)
- Unit 2c- Standard car parking bay – 5; Disabled parking bay – 1 (6 total)
- Unit 2d - Standard car parking bay – 7; Disabled parking bay 1 (8 total)

Unit 3 – commercial unit (Use Classes E, B2 and B8, including ancillary trade counter and showroom ) is proposed to the north of the internal access road facing in an inward direction and is of rectangular configuration.

The building will have a gross external area of 1,559.49 m<sup>2</sup> at ground floor and 126.58 m<sup>2</sup> at first floor, creating a total floor space measured externally of 1,686.07 m<sup>2</sup>. The total gross area measured internally will be 1,596.07 m<sup>2</sup>.

Externally this part of the site will accommodate 21 standard car parking bays and 2 disabled parking bays.

Unit 4 – commercial unit (Use Classes E, B2 and B8, including ancillary trade counter and showroom ) is proposed to the north of the internal access road facing in an inward direction and is of rectangular configuration. The building will have a gross external area of 1,138.73 m<sup>2</sup> at ground floor and 117.40 m<sup>2</sup> at first floor, creating a total floor space measured externally of 1,256.14 m<sup>2</sup>. The total gross area measured internally will be 1,176.11m<sup>2</sup>.

Externally this part of the site will accommodate 15 standard car parking bays and 2 disabled parking bays.

The outline element of the application will be located in the north west corner of the site. It is a rectangular piece of land that measures 0.3 ha. Permission is sought in principle for a drive through restaurant.

The application seeks permission in principle, with access, for the use of this part of the site for a drive through café/restaurant.

### **Basis for Assessment**

EIA development is defined in the EIA Regulations as being either:

- Schedule 1 Development; or
- Schedule 2 Development.

The proposed development is considered to fall within Schedule 2 of the Regulations insofar as it can be classified as an Industrial Estate Development Project exceeding 0.5 ha. As such, the Local Planning Authority must determine whether this is EIA development with regard to Schedule 3 of the Regulations. The criteria set out in Schedule 3 include:

- Characteristics of the development;
- Location of the development; and
- Types and Characteristics of the potential impact.

The fundamental test when assessing the need for an EIA of a proposal is whether the proposal is likely to have significant effects on the environment by virtue of the nature of the proposal and the location of the application site. In determining whether a particular development is likely to have such effects, local authorities must take account of the above three criteria.

### **Our Assessment**

Having regard to Schedule 2 & 3 for the EIA 2017 Regulations, we set out our consideration below.

#### **Characteristics of the Development**

The proposal will involve the redevelopment of a previously developed site in Bromborough. The size and nature of the site is a significant factor when determining whether this proposal requires an Environmental Impact Assessment (EIA).

The built form of the development is will be split across 4 buildings (plus the drive through element submitted in outline) and are part single and part two storey which are unlikely to pose significant environmental impacts. Therefore, an EIA is not considered necessary.

Given the scale of development it is considered that the proposal does not require an EIA considering the characteristics of development.

### **Location of Development**

The location of the site does not represent a major development of regional or local significance.

The site is set within the a commercial area with a mixed of industrial, commercial, retail and leisure uses within the vicinity. It is one of the few previously developed cleared sites in the area. There are no Listed Buildings, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the Site boundary. The site is not within a Conservation area nor a World Heritage Site.

Given the location and nature of the site it is considered that the proposal is unlikely to require an EIA.

### **Types and Characteristics of the Potential Impact**

Due to the size and location of the site and the nature of the proposal, the potential impact of development will not be widespread in terms of the affected population.

Given the type and characteristics of the potential impact will be relatively minor, it is considered that the proposal will not require an EIA.

### **Conclusion**

It is concluded that the development does not comprise EIA development as defined in the Regulations and that an Environment Statement (ES)/EIA is not required to accompany any planning application. If you have any queries, or require any additional information, please do not hesitate to contact me.

Yours sincerely



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Director

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