



The Planning Inspectorate

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Your Ref: 22/00654/OUT
22/001284/OUT
Our Ref: APP/U2370/W/23/3316085
APP/U2370/W/23/3322285
Date: 27 June 2023

Sent by email:
planning@wyre.gov.uk

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Appeal by: Ms Elaine Shore

Site Address: The Estuary Riverside Chalets, Wardleys Lane, Hambleton, Poulton-le-fylde

I refer to the above appeals. The Secretary of State has considered the applications in accordance with Regulation 14 (1) of the above Regulations.

The development(s) proposed, namely:

- APP/U2370/W/23/3316085: Outline application for the erection of 3 holiday chalets (buildings), 1 storage building and parking to the front of chalets 3 and 4; and
- APP/U2370/W/23/3322285: Outline application for the erection of 2 holiday chalets (buildings), 1 storage building and parking to the front of chalets 3 and 4 (Re-sub 22/00654/OUT).

Fall within the description at 10(b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal(s) would not be likely to have significant effect on the environment for the following reasons:

The Proposed Developments are located c. 100m northeast of the following designated sites and/or features of ecological interest:

- Morecambe Bay and Duddon Estuary Special Protection Area (SPA) and RAMSAR; and
- Wyre Estuary Site of Special Scientific Interest (SSSI).

The Proposed Developments are likely to result in localised effects in terms of EIA for which mitigation measures are proposed (Implementation of a Construction Environment Management Plan (CEMP), controlled timing of works and provision of a Visitors Information Pack).

Considering the nature, scale and location of the Proposed Developments and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact. The threshold criteria at 10 (b) of Schedule 2 to the above regulations are not exceeded.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours faithfully

Wing Sum To

**Wing Sum To
Associate EIA Advisor
(Signed with the authority of the Secretary of State)**

cc: Ms Elaine Shore

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<https://acp.planninginspectorate.gov.uk/>