_planningadvice

From: Dev_PlanningSupport <Dev_PlanningSupport@lincolnshire.gov.uk>
Sent: 17 September 2021 08:34
To: _planningadvice
Subject: Screening Opinion Decision Notice - PL/0091/21 - Laurel Lodge Farm
Attachments: PL_0091_21ScrOp.pdf

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Dear Sir/Madam

SCREENING OPINION REFERENCE NUMBER: PL/0091/21 H09-0872-21

PLANNING REFERENCE: PL/0091/21
DEVELOPMENT: TO CHANGE THE USE OF EXISTING BUILDINGS TO A PLASTICS PROCESSING FACILITY AND TO CONSTRUCT THREE ADDITIONAL BUILDINGS
LOCATION: LAUREL LODGE FARM, HURN ROAD, HOLBEACH HURN

Please find attached a copy of the County Council's Screening Opinion Decision Notice in connection with the above application which should be placed on your statutory register.

Yours faithfully

Technical Support Team
Planning Services
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
Tel: 01522 782070
Website: www.lincolnshire.gov.uk

Lincolnshire COUNTY COUNCIL *Working for a better future*

Due to the on-going COVID-19 pandemic, the Planning Services Team are working remotely, away from the office. This is a challenging time, and as a service we are adapting where possible. Staff are working flexibly throughout the day and so there may be a delay in response to any enquiries made.

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The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Form EIA.SCH2(b) 2017

SCREENING OPINION

Opinion requested by:

Midwest Polychem Ltd
Midwest Business Park
Hurn Road
Holbeach
PE12 8JB

Name and address of agent (if any)

Simmonds Planning Ltd
Mercury House
Willoughton Drive
Foxby Lane
Gainsborough
DN211DY

Part I - Particulars of request

Date of request:	LCC Ref No:
05 August 2021	PL/0091/21

Description of development:

To change the use of existing buildings to a plastics processing facility and to construct three additional buildings

Location:

Laurel Lodge Farm, Hurn Road, Holbeach Hurn

Type of review (ROMP development only):

Part 2 - Particulars of decision

The Lincolnshire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that in its view the development referred to in Part I hereof is Schedule 2 development but that this is unlikely to have significant effects on the Environment. **The Council has therefore adopted the screening opinion that the development is not EIA development** having regard to the relevant selection criteria set out in Schedule 3 of the Regulations and the advice in the Ministry of Housing, Communities and Local Government's Planning Practice Guidance. The Council's reasons for reaching this conclusion are set out in the statement overleaf.

N McBride

Date: 16 September 2021

Head of Planning

Planning
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL

Statement of Reasons

The application seeks to develop 3.84 hectares of employment land currently identified for B2 Use Class to extend existing and construct a number new steel frame building to contain plastic processing machinery. A proposed throughput of 36,000 tonnes per annum of previously sorted and baled PET bottles and waste uPVC windows and doors. The proposal is considered to fall within Category 11(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the "EIA Regulations") as the site affected by the proposal is greater than 0.5 hectares and is within 100 metres of any controlled waters.

Schedule 3 of the EIA Regulations sets out three broad criteria that are to be considered in establishing if 'significant effects' are likely to occur. These are the characteristics of the development, the environmental sensitivity of the location, and the characteristics of potential impacts. The Planning Practice Guidance 'Environmental Impact Assessment' (PPG) expands upon the EIA Regulations providing further guidance to help assess whether a development is likely to give rise to significant effects. In relation to Category 11(b) development the PPG advises that EIA is more likely for installations (including landfill sites) for the deposit, recovery and/or disposal of household, industrial and/or commercial wastes where new capacity is created to hold more than 50,000 tonnes per year, or to hold waste on a site of 10 hectares or more. Sites taking smaller quantities of these wastes, sites seeking only to accept inert wastes (demolition rubble, etc.) or Civic Amenity sites, are unlikely to require EIA.

Key issues to be considered when assessing potential significant effects include the scale of the development and the nature of the potential impact in terms of discharges, emissions, or odour. With regards to location of the development, the site is not within a sensitive location as defined by the EIA Regulations and the application has provided mitigation and amelioration in respect of potential impacts, with regards to water resource and waste management, dust, and noise.

Having had regard to the guidance and criteria set out in Schedules 2 and 3 of the EIA Regulations and the PPG, it is considered that any impacts arising from the proposal are not of such a scale or significance that they are of more than local importance or give rise to unusually complex or potentially hazardous environmental effects. Consequently, the proposed development is not considered to be EIA development.

Informative

'ROMP development means development which has yet to be carried out and which is authorised by a planning permission in respect of which a ROMP application has been or is to be made.

The term 'ROMP application' is defined in the Regulations as an application to a relevant mineral planning authority to determine the conditions to which a planning permission is to be subject under paragraph:-

- 2(2) of Schedule 2 to the 1991 Act (registration of old mining permissions);
- 9(1) of Schedule 13 to the 1995 Act (review of old mineral planning permissions); or
- 6(1) of Schedule 14 to the 1995 Act (periodic review of mineral planning permissions).
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Environmental Impact Assessment (EIA) refers to the whole process by which environmental information is collected, published and taken into account in reaching a decision on a relevant planning application. Applications for planning permission for which EIA is required are referred to in the Regulations as 'EIA applications'.

Where EIA is required, information must be provided by the developer in an Environmental Statement (ES). This document (or series of documents) must contain the information specified by regulation 2(1) and in Schedule 4 to the Regulations. In certain cases, regulation 15 allows developers to obtain a formal opinion from the relevant planning authority on what should be included in the Environmental Statement ('a scoping opinion').

Right of Appeal

Where the relevant planning authority adopts a screening opinion that EIA is required, the developer may request a screening direction from the Secretary of State. Requests must be made in accordance with the provisions set out in the Regulations. (See Regulations 5 and 6 or, where appropriate, Regulation 7).