

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	68751	Brief description of the project / development	211 dwellings, together with associated car parking, landscaping, public open space, drainage, the laying out of roads and footways and other associated works including engineering operations to create flood defences and the development platform
Appellant	Kellen Homes Limited, Seaham Estates and Cannt Pak Limited		
LPA	Bury Council		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		No	
If YES, which description of development (THEN GO TO Q4)			
Is the project Schedule 2 development under the EIA Regulations?		Yes	
If YES, under which description of development in Column 1 and Column 2?		Column 1 10 Infrastructure projects (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas. Column 2 (ii) the development includes more than 150 dwellings	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		No	
If YES, which area?		N/A	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Exceeded	
If yes, which applicable threshold/criteria?		(ii) the development includes more than 150 dwellings	
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)		No	
If yes, is a copy of the SO/SD on the file?		N/A	
If yes, is the SO/SD positive?		N/A	
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		No	

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

**WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE
UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT
ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.**

N/A

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons) Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable)) Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold .
--------------------------------------	--	---

5. NATURAL RESOURCES

5.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	Reasons The proposal includes the creation of a raised platform for the whole of the residential development.	No	Reasons The site relates to previously developed land that falls within the identified flood plain of the River Irwell (Flood Zone 3). The platform be separated from nearest sensitive receptors and would not increase the likelihood of flooding elsewhere. The land to the north of the platform would be retained as functional flood plain.
5.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes	Reasons The raised platform and the construction of the dwellings and associated infrastructure would use earth and building materials in the construction of the development and energy resources and further buildings materials (in the long term) for the continued operation.	No	Reasons The use of the resources would be of a type typical of residential developments of the nature proposed and would not significantly exceed those typically necessary for a development of the proposed scale.
5.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g.	Yes	Reasons The site is adjacent to the River Irwell and the Swan Lodge Site of Biological Importance	No	Reasons The Greater Manchester Ecology Unit (GMEU) state that there are risks during and post development on the ecological potential of the

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
forestry, agriculture, water/coastal, fisheries, minerals?		River Irwell being negatively impacts due to increased levels of pollutants and sediment and an increase in the volume of surface water draining off the site. To overcome concerns the GMEU require further surveys (other and invasive species), and mitigation through conditions relating to the protection of nesting birds, protection measures and ecological enhancement. The Environment Agency (EA) state that the development would significantly encroaches onto the River Irwell corridor, which would result in a detrimental impact on its associated habitat and function. To overcome the concerns the EA require a larger buffer to the River Irwell with a more sympathetic embankment, ecological information, Biodiversity Net Gain Metric, enhanced landscaping.
6. WASTE		
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes Construction wastes will be generated and there will be ongoing domestic waste streams for the lifetime of the development	No Construction wastes will be managed to minimise waste in accordance with industry best practice. Ongoing domestic waste streams will be managed in accordance with Local Authority waste management practice, which includes maximisation of waste reduction and recycling.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
7. POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No	
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes Noise and vibration will result from the construction phase of the development	No The site is relatively remote from the nearest sensitive receptors and noise and vibration would be managed to avoid unacceptable impacts
7.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes To the River Irwell and the Sawn Lodge SBI	No See 5.3 C
7.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	
8. POPULATION AND HUMAN HEALTH		
8.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No	
8.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No	

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
9. WATER RESOURCES		
9.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	No See 5.3 C
10. BIODIVERSITY (SPECIES AND HABITATS)		
10.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	Yes Swan Lodge SBI (Grade B)	No The GMEU and EA consultation responses do not raise any concerns in relation to potential impacts upon the SBI
10.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	No	

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
11. LANDSCAPE AND VISUAL		
11.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	No	
11.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes The site is located in the urban area and will be visible from surrounding residential areas and from the public right of way adjacent to the site.	No The site is previously developed. Having formerly been occupied by industrial buildings. Whilst the development would have a significant visual impact, it would reinforce the surrounding residential character and appearance of the area.
12. CULTURAL HERITAGE/ARCHAEOLOGY		
12.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	No	

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
13. TRANSPORT AND ACCESS		
13.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes There is a public right of way (PROW) immediately adjacent to the site.	No The route of the PROW would be unaffected by the proposed development and maintained as a recreational route.
13.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	
14. LAND USE		
14.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes There is warehousing/employment uses to the north and east of the site and residential to the south.	No Mitigation in the form of acoustic glazing, insulation of elevations and acoustic fencing erection to protect occupiers of the development from the potential impacts that may emanate from nearby uses.
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	
15. LAND STABILITY AND CLIMATE		
15.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Yes Flooding of the site from the River Irwell	No The raised platform, flood defence works being undertaken by the EA and the retention of the flood storage area would provide the necessary mitigation

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
16. CUMULATIVE EFFECTS		
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	
17. TRANSBOUNDARY EFFECTS		
17.1 Is the project likely to lead to transboundary effects? ²	No	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

An assessment of the potential impacts has been undertaken in accordance with the Regulations and PPG. The assessment has been undertaken based on available information at the time of writing.

The planning application is supported by technical reports and assessments to assist the council to assess the level of environmental impact associated with the works. From this assessment and the technical work undertaken and the consultation responses received in relation to the associated planning application (68368) it can be determined that the scale, nature and location of the proposed development would not result in significant effects that would require assessment in accordance with the EIA Regulations. Therefore, the preparation of an Environmental Statement is not required for the proposed development.

19. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	Yes	
Is it necessary to issue a SD?	No	
Is an ES required?	No	
20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	No
<u>Not</u> likely to have significant effects on the environment	ES not required	Yes
More information is required to inform direction	Request further info	N/A

21. REASON FOR SCREENING

See Section 2 above

NAME	Dean Clapworthy
DATE	05/08/2022