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21 February 2017

Your contact is: **Mr Ralph Chakadya, Planning**

Dear Mr Flisher,

SCREENING OPINION ENQUIRY RESPONSE

Enquiry Reference: 170101

Address: Land at, Island Road, Reading

Proposal: Request under regulation 5 of the Town and Country Planning (EIA) (England and Wales) Regulations 2011 (As Amended) for a Screening Opinion relating to a development comprising employment use buildings (B1c, B2, and B8 Use Classes - business, general industrial and storage and distribution) associated landscaping, parking and servicing areas and improvements to the vehicular access to the site from Island Road and the A33.

I write in connection with your request for a Screening Opinion, submitted in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and as amended by the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015, which came into force on 6th April 2015.

Proposed Development

The proposal relates to a development comprising approximately 100,000sqm employment use buildings (B1c, B2, and B8 Use Classes- business, general industrial and storage and distribution) associated landscaping, parking and servicing areas and improvements to the vehicular access to the site from Island Road and the A33.

An area would be reserved in the north east corner of the site in order to accommodate a plant area for use by Cemex.

This vacant site is approximately 30ha in area and located on to the southern side of Island Road that is off the A33 Relief Road. The site is bounded to the east by the RE3 Recycling Centre and Sewage Works, with a belt of trees forming the southern boundary with Green Park. To the north of the site are undeveloped fields. The vacant site has formerly been in use as a non-hazardous/inert landfill site.

Consultations

RBC Ecology - for the reasons set out in the submitted screening letter, the proposed development is not an EIA development and a ES is not required

RBC Environmental Health - The applicants have considered the potential impacts of the proposed development on the local area. They conclude that although some of the criteria would be exceeded, overall the development would not have a negative impact on the local environment compared with the previous landfill site use and therefore a full EIA is not required. I am happy for a full EIA not to be submitted but the applicants will need to provide assessment of and identify mitigation measures required for some of the impacts as with a standard application.

RBC Transport - Having reviewed the information and it is not considered that an EIA is required. However, the proposal should be supported by a Transport Assessment detailing the implications of the proposal on the local highway network.

Environment Agency - no comments received

Screening Opinion

Screening is a procedure used to determine whether a proposed project is likely to have significant effects on the environment. It should normally take place at an early stage in the design of the project. However, it can also occur at the same time or after a planning application has been made. As the local planning authority we are required to determine whether the project is of a type listed in Schedule 1 or Schedule 2 of the Regulations:

- if it is listed in Schedule 1 an assessment is required in every case

It is the Council's opinion that the proposed development of the site for employment purposes does not fall within Schedule 1 of the EIA Regulations.

- if the project is listed in Schedule 2, the local planning authority should consider whether it is likely to have significant effects on the environment.

It is the Council's opinion that the proposed development does not fall within a sensitive area to require an EIA.

The proposed development falls within Schedule 2 'Infrastructure Projects' sub-section (a) (Industrial estate development projects) as amended in 2015 (see table below).

(a) Industrial estate development projects	(i) The area of the development exceeds 5 hectares
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The total area of the development site at 30ha exceeds the 5ha threshold and therefore a Screening assessment has been prepared to determine whether the proposed development would be likely to result in significant environmental effects.

Following consultations with the Council's Environmental Health, Ecology and Transport officers, the submitted details demonstrate that the proposed development would not result in significant effects on the environment of the wider area that would be of a more than local importance.

Conclusion

In accordance with The Town and Country (Environmental Impact Assessment) Regulations 2011 and as amended (2015), the Local Planning Authority hereby adopts a Screening Opinion to the effect that the development proposed, as per your submissions received on 23/01/2017, is not development that is likely to have significant effects on the environment by virtue of factors such as its size, nature or location. Accordingly, an Environmental Statement is not required to accompany the planning application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Chakadya', is centered within a light gray rectangular box.

Mr Ralph Chakadya
Planning Officer