

FAO: Susanna Bedford, Principal Planner
Planning Department
Reading Borough Council
Civic Offices
Bridge Street
Reading
BERKSHIRE
RG1 2LU

Our Ref: 24325/A5/EIAScreening

23rd May 2017

Dear Susanna Bedford

RE: FORMER COX & WYMAN SITE, CARDIFF ROAD

REQUEST FOR SCREENING OPINION UNDER REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

We write on behalf of the Applicants, Thames Properties Ltd, to request an Environmental Impact Assessment (EIA) Screening Opinion in accordance with Regulation 6 of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017*¹ from Reading Borough Council with respect to proposed development at the former Cox and Wyman Building, Cardiff Road, Reading.

The enclosed EIA Screening Report includes a Screening Checklist that reflects the requirements of the EIA Regulations. The Screening Checklist contains a comprehensive review of the likely significant effects of the proposals on the environment and should be read in conjunction with the main body of the report.

In accordance with Regulation 6 of the EIA Regulations, the report also contains:

- A plan sufficient to identify the land;
- a description of the development, including in particular:
 - (i) a description of the physical characteristics of the development and, where relevant, of demolition works;
 - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- a description of the aspects of the environment likely to be significantly affected by the development;
- to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from:
 - (i) the expected residues and emissions and the production of waste, where relevant; and



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Number: 0C342692

Barton Willmore LLP
Registered Office:
The Blade
Abbey Square
Reading
RG1 3BE
F/ +44 (0)118 943 0001

(ii) the use of natural resources, in particular soil, land, water and biodiversity.

We look forward to receiving your response within the statutory timeframe as set out in the EIA Regulations.

Yours sincerely



ANDREW MALCOMSON
Associate Environmental Planner

encl. EIA Screening Report