

Appendix 8.1

ES Screening Letter

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10 March 2016

Dear Peter

**Princes Reach, Princes Dock
Request for Screening Opinion under Regulation 5 of the Town and Country
(Environmental Impact Assessment) Regulations 2011 as amended**

On behalf of our client, Moda Living, we write to request that the Council formally adopt a Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended for the purposes of the Princes Reach site within Princes Dock, Liverpool.

Overview

The current screening requirements are detailed in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended (“the regulations”), Directive 85/337/EEC and 97/11/EC. Further guidance on EIA screening is also outlined in the Planning Practice Guidance.

The regulations require that projects listed in Schedule 1 will require an assessment, where a project that is listed in Schedule 2 should be reviewed by the local planning authority and should consider whether it is likely to have significant effects on the environment.

The proposed development is not classified as being listed in Schedule 1 therefore an assessment is not immediately required. Within Schedule 2 the type of scheme would fall under Paragraph 10(b) however as the overall area of the development does not exceed 0.5 hectares it is believed that a screening under this Schedule would also not be required.

However, as stated in regulation 2(1), a development which falls within a ‘sensitive area’ can still be classed as a Schedule 2 scheme and a screening opinion would be required with reference to Schedule 3 of the regulations in order to identify if the development would be likely to give rise to significant environmental effects.

Under the regulations, the definition of a ‘sensitive area’ includes World Heritage Sites. This site is located within the Liverpool Maritime Mercantile City World Heritage Site Buffer Zone (as identified in World Heritage Site SPD, 2009) but is not within one of the World Heritage Site Character Areas so should not be directly classed as a sensitive area.

Under Schedule 3, paragraphs 1 and 2 of the regulations the characteristics of development must be considered having regard in particular to the size of the development and the cumulation with other development. The environmental sensitivity of geographical areas likely to be affected by development must also be considered, in particular to the existing land use and the absorption capacity of the natural environment including densely populated areas and landscapes of historical, cultural or archaeological significance.

Paragraph 3 of Schedule 3 states the potential significant effects of development must be considered in relation to paragraphs 1 and 2 and have regard to:

- (a) the extent of the impact (geographical area and size of the affected population);
- (b) the transfrontier nature of the impact;
- (c) the magnitude and complexity of the impact;
- (d) the probability of the impact; and
- (e) the duration, frequency and reversibility of the impact.

In reference to the above, it is felt that the proposal's impact on the environment in consideration to its surrounding location which has development of similar scale will have some impression on its location due to heritage assets and views.

In line with the regulations, in order for the Council to reach a view on this screening opinion request, we have therefore provided the following information:

1. a plan sufficient to identify the land;
2. a brief description of the nature, scale and purpose of the development.

Plan

A red line boundary for the scheme is enclosed to identify the land in question in addition to draft plans showing the proposed road network.

A Brief Description of the Development

The proposal is for a full planning application to develop a private rented sector residential building of circa 300 units. The building will be approximately 115m which will result in circa 32 storeys. The entire development will be allocated as planning use class C3 (Dwellinghouses).

Liverpool City Council's Unitary Development Plan (2002) allocates the development site as a "site for various types of development" (UDP E6) and the Core Strategy submission draft (2012) shows the site as one of the "major opportunity sites". It is clear that this site is targeted for regeneration with a variety of land uses including residential, business and recreation supported within Princes Dock. The development proposal therefore complies with local policy.

As already stated, the site is not located within a sensitive area as defined within the regulations but is within the Liverpool Maritime Mercantile City World Heritage Site Buffer Zone and is adjacent to a World Heritage Site Character Area. It is not formally designated, either locally or nationally, for its landscape value and there are no Ramsar sites, National Nature Reserves, Special Protection Areas, Special Areas of Conservation or Sites of Special Scientific Interest within the site.

Within the extant outline planning permission for Liverpool Waters (10O/2424), the site is situated within plot A-04 (Parameter Plan 005 – Liverpool Waters Development Plots, November 2011).

Under this consent, this plot is to be a maximum of 126.8 metres (Parameter Plan 006 – Liverpool Waters Building Heights, November 2011) and has permission for use class A3 and C3. Although

this proposal is not part of the Liverpool Waters extant consent, the above description of the development shows it in conformity with the consented scheme within the outline proposal.

Conclusion

It is with the above information Arup feel that an EIA would be beneficial for the project. Although the development does not fall directly within a sensitive area or a Schedule 1 or 2 criteria, it would be beneficial to show how the scheme ensures that the development. The proposal would be a major development along Liverpool's waterfront and could have an impact upon key views, the historic character of its locality and the surrounding environment in Princes Dock.

It is important to state that although several reports would need to be updated, there is a lot of information already set within the submitted Environmental Statement (November 2011) for the outline consent for the overall Liverpool Waters scheme (100/2424) which allowed this specific plot of similar quantum to already be approved in outline form. We will therefore be scoping out content we feel will not have a significant impact on the environment. Further details will be found in the Scoping Report.

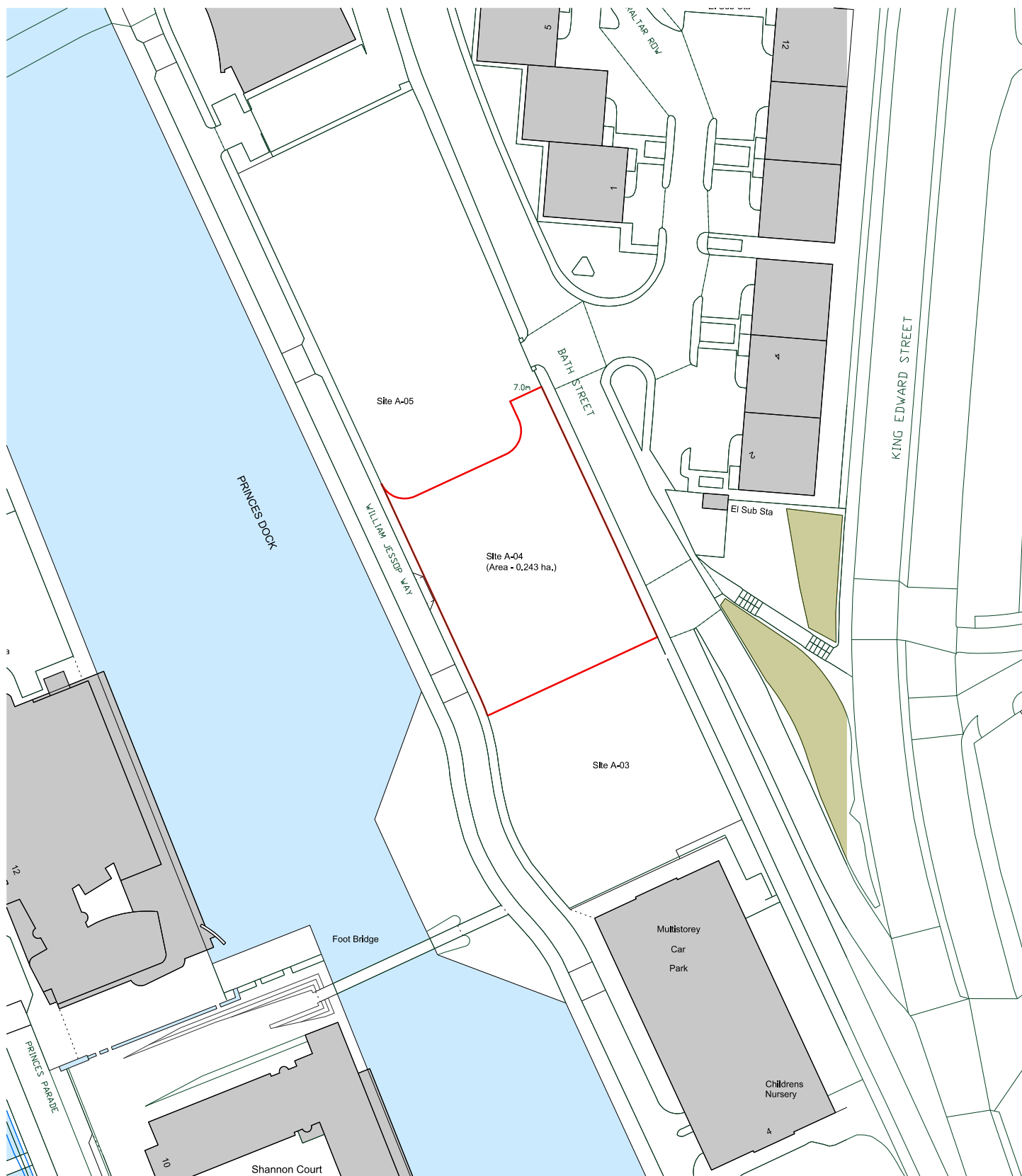
The design team would seek to protect and enhance the development site with continued discussions with key members of Liverpool City Council and through a detailed range of studies above and below ground to ensure the development is of high quality and does not negatively impact the city in anyway.

We trust that you have sufficient information by which to assess the screening opinion request. As stated under regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended, the local planning authority shall adopt a screening opinion within 3 weeks beginning with the date of receipt of a request. Therefore, please contact me if you require any further information to process this request.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ian Ford', with a large, sweeping loop at the end.

Ian Ford
Planner
Enc.

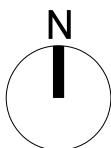


Site boundary (Area - 0.243 Hectares)

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Project Title
Princes Dock, Liverpool

Drawing Title
Site Location Plan

Client
MODA Living

Drawn By Date
NT 08.03.2016

Scale
1:1250 @ A4

Project No.
P15-111

Drawing No.
01-02-003

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