

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Request for a “Screening Opinion” in respect of the following development:

Proposed Development:

Healthcare At Home Ltd
Fifth Avenue
Burton Upon Trent
Staffordshire
DE14 2WS

Screening Opinion

Introduction:

The Council has received a request for a formal screening opinion under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in respect of the above proposals.

Schedule 1:

Schedule 2:

Sensitive Area Test:

The more environmentally sensitive the location, the more likely it is that the effects on the environment will be significant and will require an Environmental Impact Assessment. Certain designated sites are defined in regulation 2(1) as sensitive areas and the thresholds and criteria in the second column of the table in Schedule 2 are not applied. All developments in, or partly in, such areas should be screened. These are:

- Sites of Special Scientific Interest and European sites;
- National Parks, the Broads and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and scheduled monuments.

Assessment:

The development proposed does not fall within Schedule 1 of the Regulations where an assessment is mandatory. In this case, full details of the compounding process to be carried out within the modular building have been provided, and are not considered to meet the thresholds as set out in Schedule 1. The product being created would be small in scale and not be considered as a 'basic product' as it would be bespoke to fit the unique needs of patients. Whilst a chemical process would be used to create a pharmaceutical product, this is not industrial in scale or considered to be 'basic' in form.

Notwithstanding this, the development would fall within column 1 of Schedule 2, Category 6 'Chemical Industry'. However, the floor space of the proposed building, being 210 sq m would not exceed the threshold of 1000 sq m as set out in column 2 of schedule 2. In addition, the key issues to consider have been given full consideration and are not believed to be relevant in this case.

Taking into account the advice set out in the NPPG, the site is not considered to be in a sensitive area. The site is not within a flood zone or an Air Quality Improvement Area.

Given the scale, location and nature of the development, the effects on the Environment are likely to be insignificant and an Environmental Impact Assessment is not required in this instance.

Recommendation:

A formal screening opinion be adopted that an Environmental Assessment will not be required.

Signed:

15 November 2019

The following decision is made by the undersigned in accordance with powers delegated to the undersigned under the provision of S101 of the Local Government Act 1972.

A formal Environmental Statement is not required in respect of the development as proposed.

Principal Officer

A handwritten signature in black ink, appearing to read 'Allan', is written over a faint, illegible stamp.

Signature

Date 15 November 2019

Screening Opinion Checklist Case Officer: Kerry Challoner.....Date: 15 November 2019

Ref. No: P/2019/01345

Site / Location: Healthcare at Home, Fifth Avenue, Burton upon Trent DE14 2WS

Description of development: Erection of a modular building used for compounding for the creation of pharmaceutical products with ancillary parking.

PART 1 - Is a Screening Opinion Required?

(ref: EIA Regulations 2017, and Planning Practice Guidance – Screening Schedule 2 projects)

		Yes	No
1	Development Description Do you have enough information to define the size and type of development (a plan, description of type/nature/ purpose and possible effects)? • YES	✓	
2	Is it a Schedule 1 development? • NO. The Local Authority are satisfied from the submissions that the proposed development does not fall within Schedule 1. Specifically, Schedule 1, Part 6 (e) refers to integrated chemical installations for the production of basic pharmaceutical products using a chemical or biological process. • In this case, full details of the compounding process to be carried out within the modular building have been provided, and are not considered to meet the thresholds as set out in Schedule 1. The product being created would be small in scale and not be considered as a 'basic product' as it would be bespoke to fit the unique needs of patients. Whilst a chemical process would be used to create a pharmaceutical product, this is not industrial in scale or considered to be 'basic' in form.		✓
3	Is it a Schedule 2 development? (Schedule 2, Col 1) • YES - The development could fall within category 6 Chemical Industry, sub-category (b) Production of pesticides and pharmaceutical products, paint and varnishes, elastomers and peroxides	✓	
4(a)	Does the development fall within the absolute threshold/criteria? (Schedule 2, Col 2) • NO. The area of the proposed floorspace of the building is 210 sq m. This would not exceed the 1000 sq m as set out in Schedule 2, Column 2.		✓
4(b)	Is the proposal within/near to a 'sensitive area'? (e.g. SSSI, NP, AONB, SAC, RAMSAR, Scheduled Monument) • NO. The site is not within or partly with a sensitive area as defined in paragraph Paragraph: 032 Reference ID: 4-032-20170728 of the Planning Practice Guidance.		✓

5	Conclusion	Screening opinion required?		✓
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